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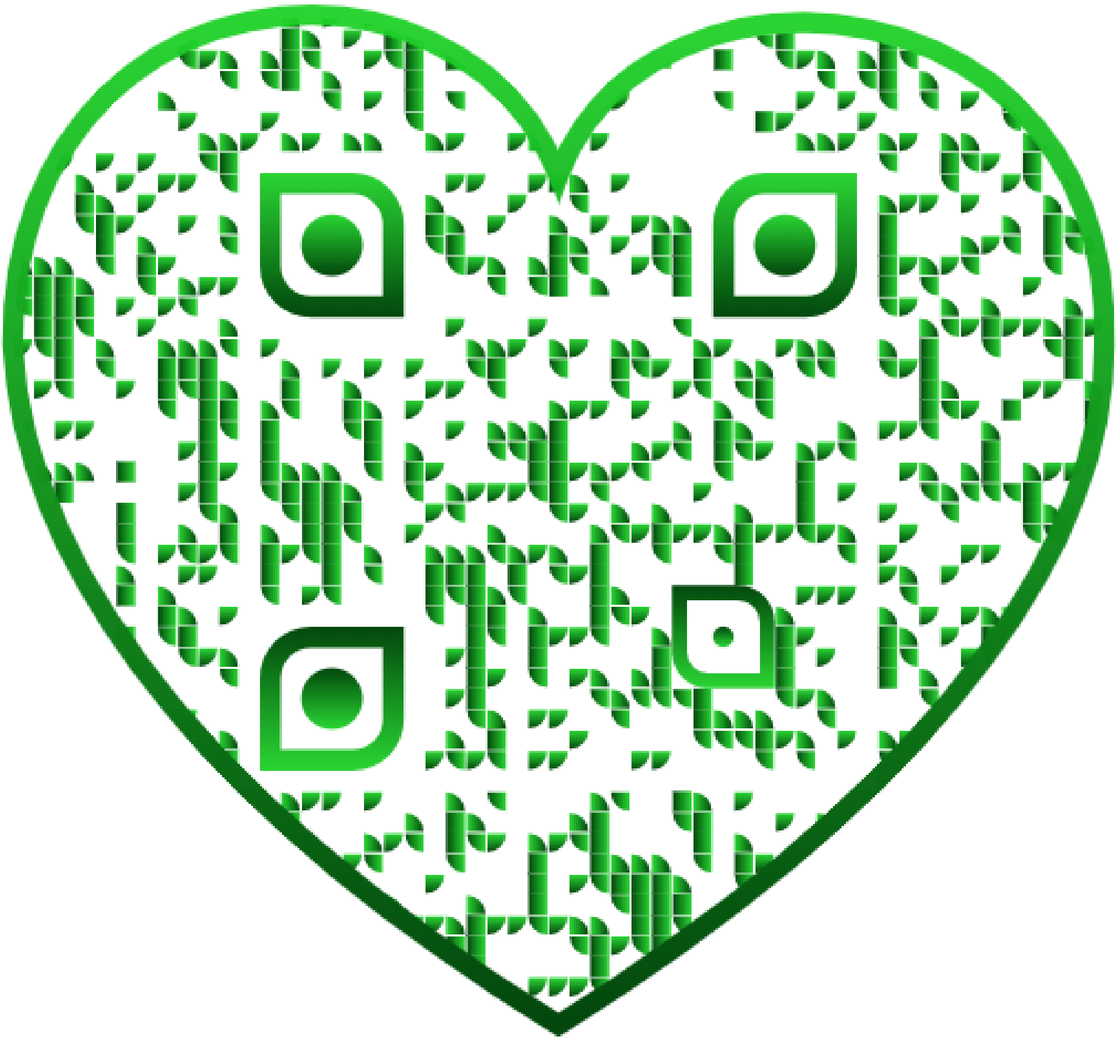

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THE RENOVATION 2025 GUIDE

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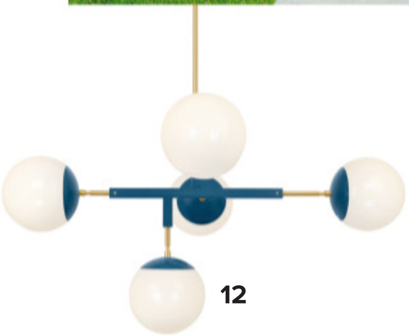

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GOOD TROUBLE

BUYING AND WORKING ON a Mid-Century Modern home is not for the faint of heart. Not only do you have to be willing to buy a house that is more than 70 years old, you have to be willing to get the guts up to working speed, make the right decision about renovating it, find the right people to work on it with you and be willing to do this in a time when the math tells you that the property it sits on might well be more valuable that saving the house would be.

But we save it. Because we believe in saving and preserving these works of art and the part of American history they belong to. We believe we are the stewards of the stories they hold and aim to add our own chapters to it. Chapters we can be proud of.

And when we do this, we inspire others to as well. Renovation is a radical act. Tackling that curb appeal refresh? Your neighbors notice and they might take on that landscaping project they've been thinking about. Reviving the old house on the street rather than tearing it down? People pay attention. They're curious, they ask and if they didn't already know, then guess what? You've just taught someone about architecture and modernism. And maybe, just maybe, they'll have a conversation with someone that may lead to another saved home, too.

I hope the pages of this issue remind you that hope and glory wait at the end of your home project. These projects and insights we share prove that you're doing good work and to paraphrase someone I admire—that you are getting yourself into the right kind of trouble that perhaps leaves our towns better than we found them.

Jickie Torres

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THE RENOVATION GUIDE 2025

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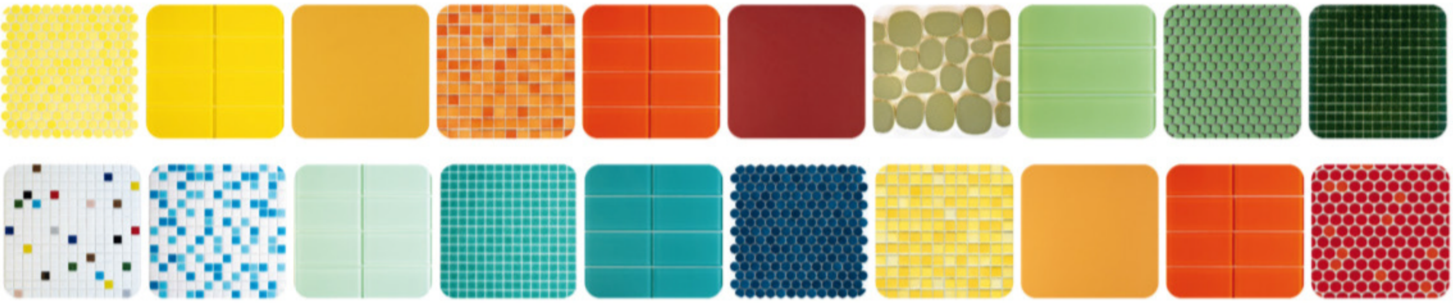

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BUYING AN MCM FIXER UPPER

Written by **Jickie Torres** | Photography by **Bret Gum**

How to research for a renovation budget

WHETHER IT'S WHAT GETS YOU INTO your future dream home or it's your foray into a mod-minded investment property, there is a lot to consider when buying that fixer upper on the market with the attractive sale price. Kimber Dempsey is a Denver-based mid century modern real estate specialist who also recently bought a property, that was a major renovation undertaking. So between her experience helping people buy and sell mod homes and her own experiences taking on extensive renovation projects she's got a lot of hard-earned advice that will help you enter into your fixer upper buy with more confidence and less surprises.

"You have to know that the bones are good and be able to assess that from an inspection standpoint everything is in good shape," Kimber says. When she bought her project house, underneath 10 dumpster loads worth of mess and the prior owners hoarding, she saw enough original features to convince her the project was worth taking on. "You had the original bones there and you could work towards them. It wasn't remuddled with 80s this and 90s that. So I knew we could work towards those original features," she says of what convinced her to close the deal.

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Once you get past those basics, here are a few more key things Kimber says you should know ahead of time that will make a bearing on the cost of the rehabilitation of your fixer as well as the potential value you can expect from your investment.

1. Factor in the right team

"It's really a different animal if you're talking about an architecturally significant mid century modern. It's not just something you can go in and hope that a Home Depot will fit into your plan and that you can go buy off-the-shelf things. Getting these custom contractors in, finding the right people to deal with the windows and even just finding people that will work on some of these vintage materials will be a little bit harder and take a little bit longer." Kimber says. You'll also want to make sure that the tradespeople you want to work with will be available and available to start as soon as you need. Prime them ahead of time the more serious your potential purchase becomes.

2. Research Historic tax credits

If you buy your home in a designated historic district and then proceed to sensitively renovate it accordingly, you may qualify for significant tax credits. There is a federal tax credit program (visit the National Trust for Historic Preservation to find out more) and additional credits may be available on a state level.

3. Refurbishing original features versus restoring back mid-century features can be a wash from a cost perspective.

You can certainly consider yourself lucky if the home has original features intact, but it might not necessarily be cheaper to work with than say putting back more period appropriate features that had been lost. "We had some beautiful original wood panels in our project house that took a lot of time and a good craftsperson to restore. And at the same time we had original kitchen cabinets, but they had been pretty badly damaged from the hoarding conditions. So, we decided to hire a custom cabinetmaker to reconstruct the kitchen as it was, just with some more modern-day touches like slow close hardware etc," Kimber says. "Ultimately it was kind of a wash when you look at the cost of refinishing something versus buy it new and installing it."

4. Are you buying to sell or rent? Or are you buying to live in it?

The decisions you make on your renovation will differ if you're planning to turn the property into a rental income source or if you're planning to make it your full-time home. Depending on these choices, "You're gonna really want to get a very good very well-researched comp that will take into account the location and the value, get a good ballpark and get a good inspection done" Kimber says. "You should also get an after-renovation-value The more you can rely on that figure, the more you can weigh your forecasted cost against the minimum potential value of the home. "And always give yourselves a little buffer because there are surprises.

5. Get An After Renovation Value

A real estate appraiser can calculate an After Renovation Value or ARV that considers the total projected cost of the renovations and repairs and the current value of the home. This figure helps you get transparency on the ROI of your project, and you could also use it to apply for a renovation loan which is a type of mortgage that allows you to finance the cost of the home purchase, and the renovations needed to improve it all in one loan if you are buying the home to live in. Hard-Money loans are similar to this for investment properties that you will not live in.

6. Ask your local experts for advice

"You have to really decide what is your level of threshold? Can you live in it while you rehab it?" Kimber reminds. "Look to your local real estate agents to help guide you. We've seen a lot of projects, we can tell you what to expect and help you decide if you are getting in over your head or not. We have a lot of experience working on these and we can tell you what we'd be willing to take on and what we wouldn't."

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Above: "The First Annual Meeting of the Society for Architectural Hair," a new 19 color silk screen edition (detail from larger print).

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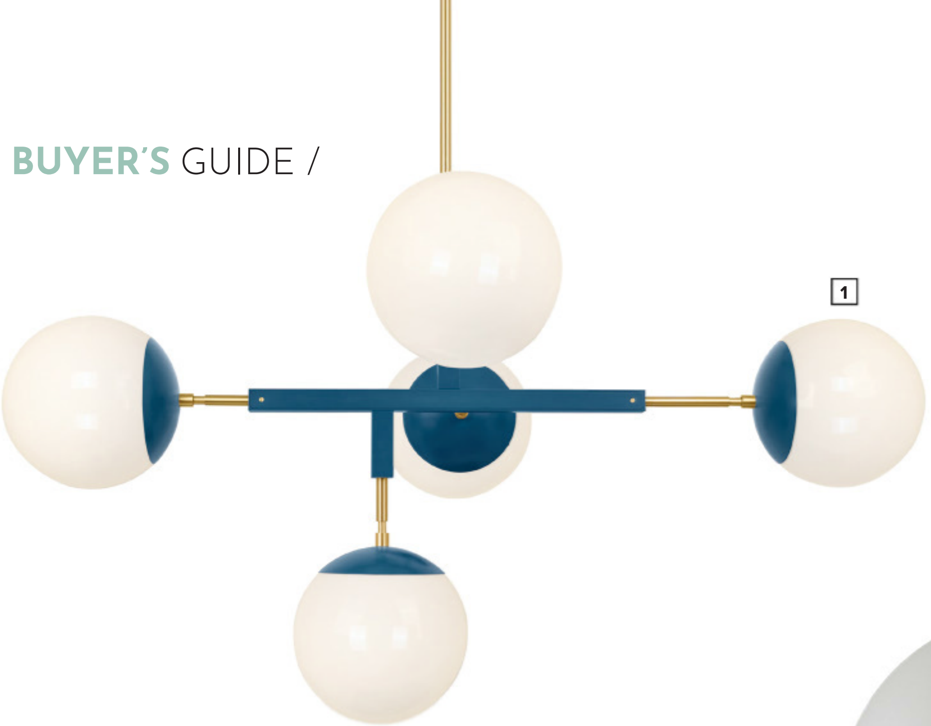
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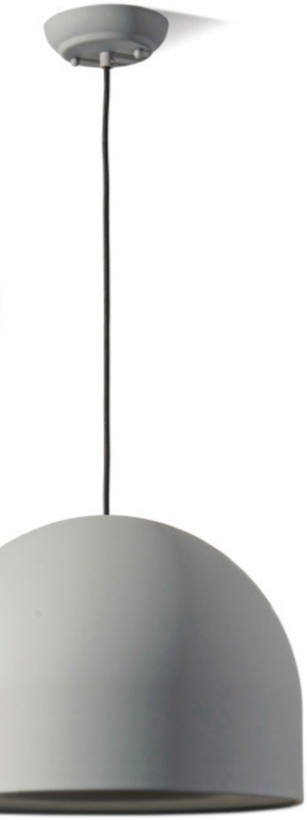
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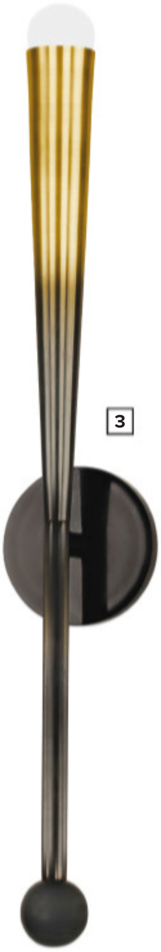
RENOVATION READY

Our picks for products to elevate your next improvement project.

By **Jickie Torres**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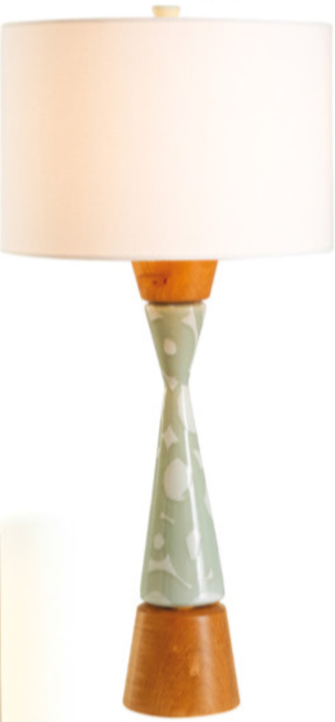
LIGHTING

1. Big Prisma 42-inch chandelier, $1,250. Visit duttonbrown.com.
2. Baxter Pendant in grey, $325. Visit industrywest.com.
3. Adley wall sconce, $530. Visit hvlgroup.com.
4. Wood-capped vanity light, $244. Visit shadesoflight.com.
5. Ceramic lamp in Sea Foam with White Glaze Resist, from $550. Visit lumehome.com.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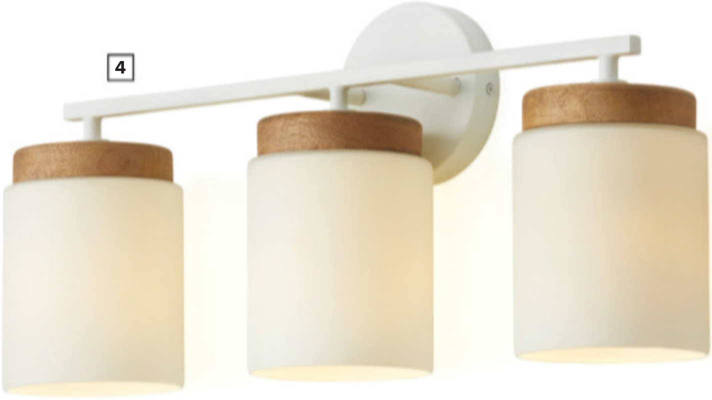
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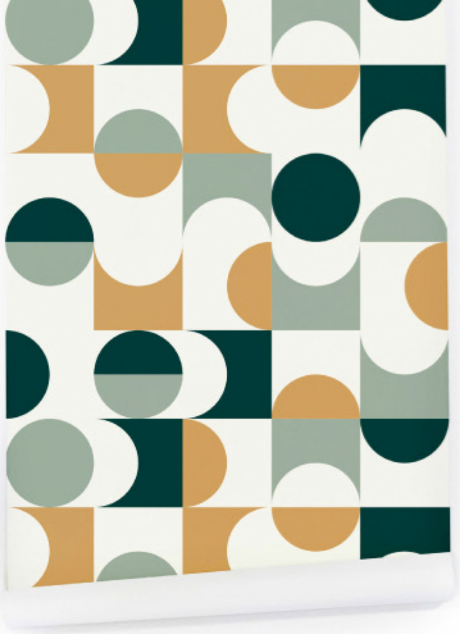

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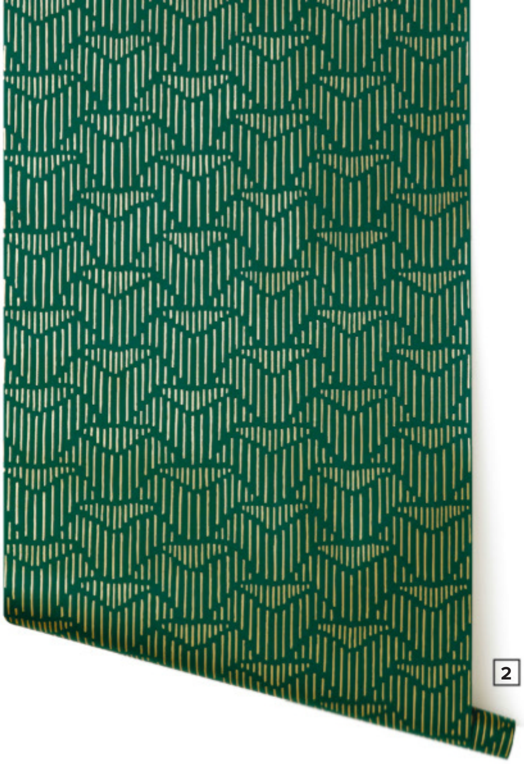

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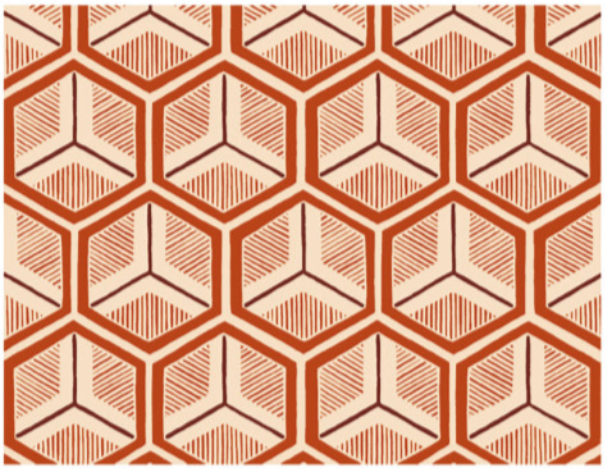

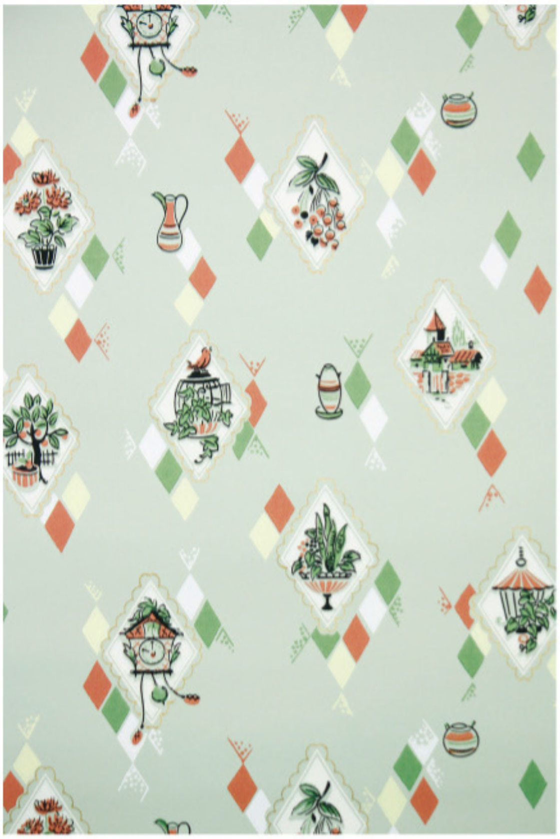

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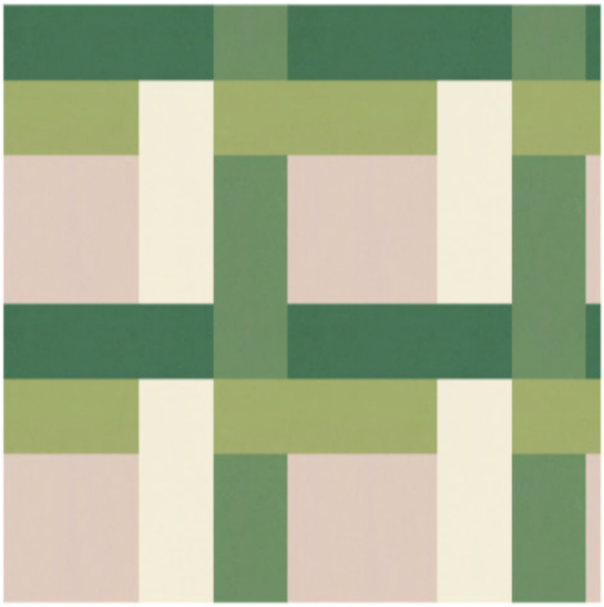

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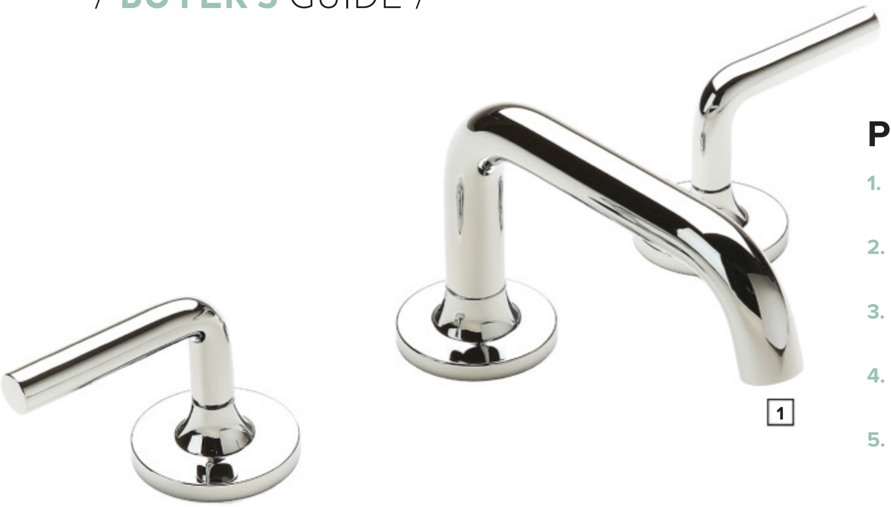
WALLPAPER

1. Vintage Retro Geometric Design removable wallpaper. For pricing, visit livetteswallpaper.com.
2. Palma wallpaper 27” x 30’ roll, $195. Visit hyggeandwest.com.
3. 1950s vintage kitchen wallpaper, $175 per roll. Visit hannahstreasures.com.
4. Honeycomb in Flamme, $300 per 53x125.38-inch panel. Visit blackcrowstudios.shop.
5. Don’t Be Square, in green. $6.60/sq. ft. Visit rebelwalls.com.



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1. Taos widespread basin faucet, $627. (877) 207-5227 or fortebrands.com.
2. Arne Jacobsen original HV1 one-handle mixer. For pricing and dealers visit en.vola.com.
3. Greenfield low-arc two-handle bathroom faucet TV6507bl, $805.30. visit shop.moen.com.
4. Nerida American 20th century classic modern widespread deck faucet, $179.
5. Franze Viegener classic H-collection faucet with fluted detail spout. For pricing and dealers visit franzviegener.com.

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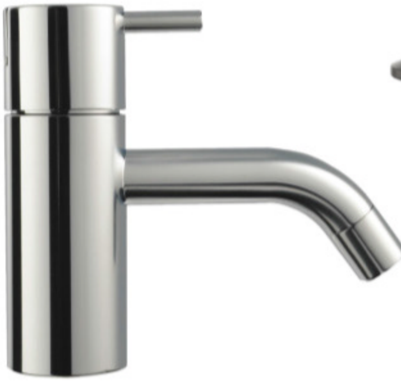

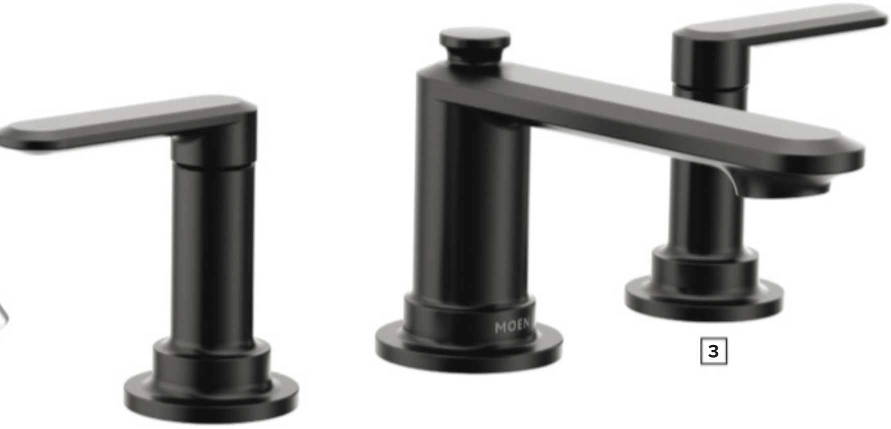

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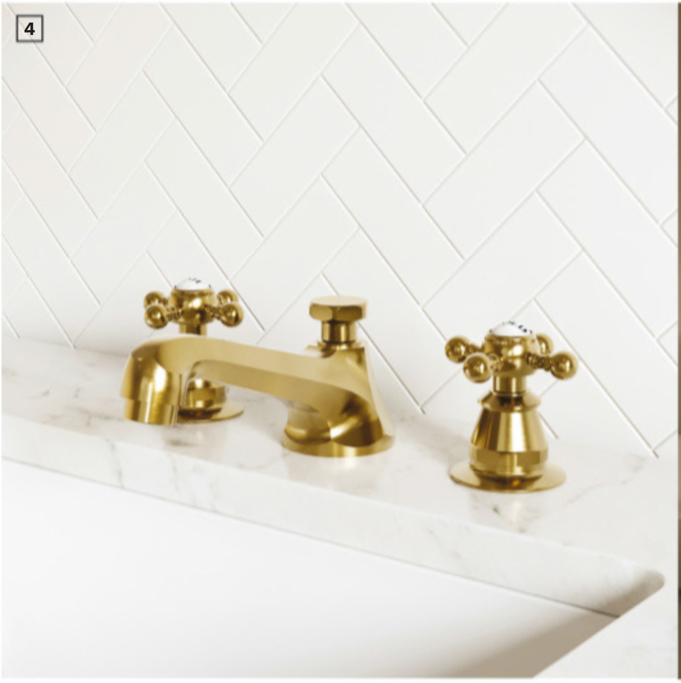

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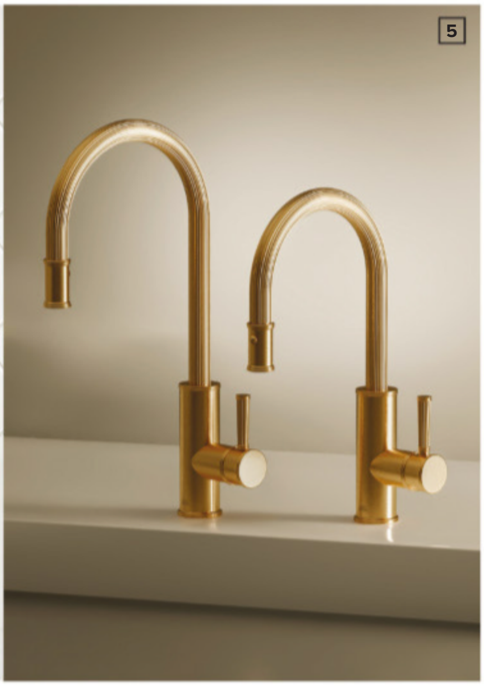

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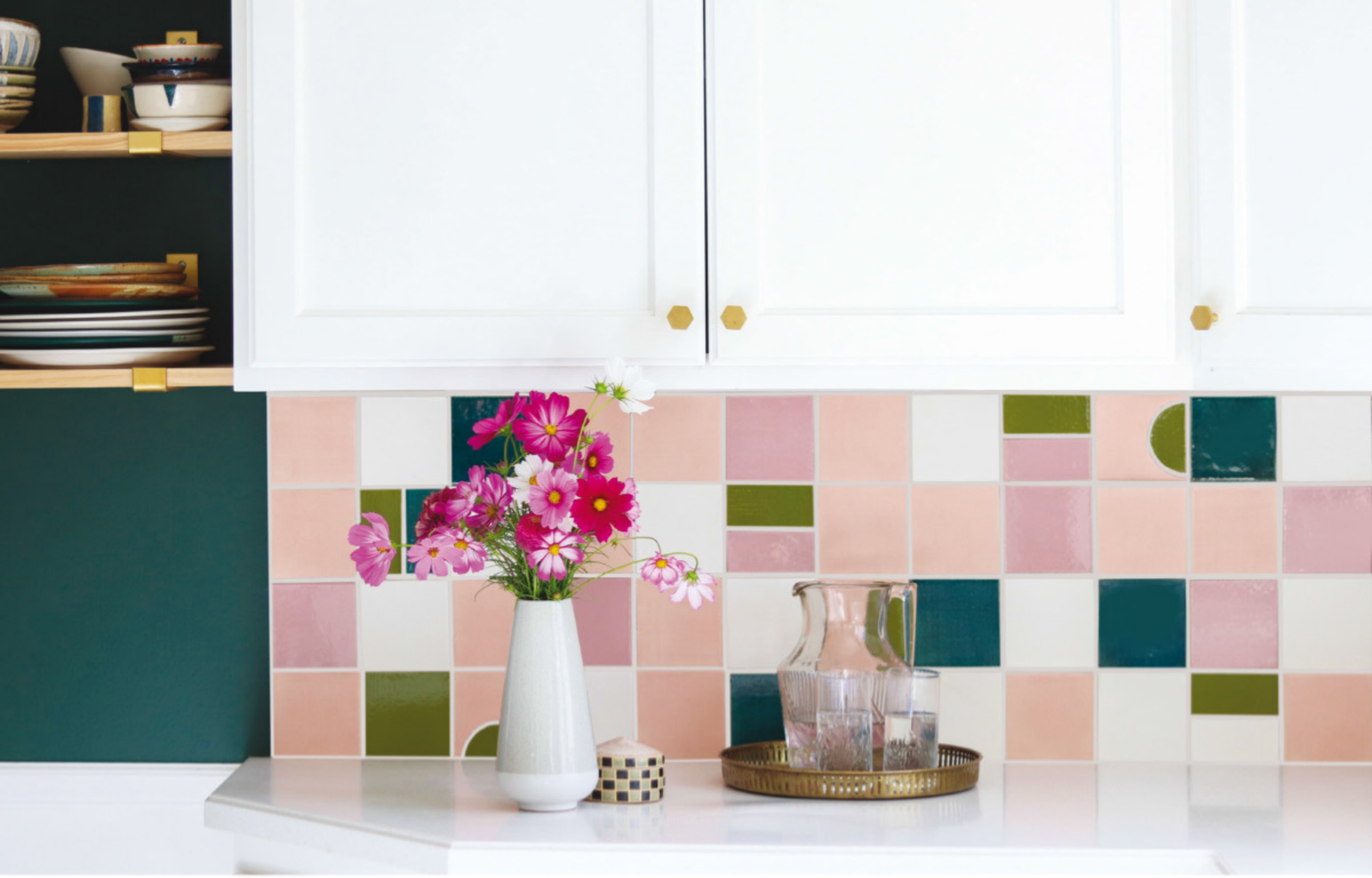

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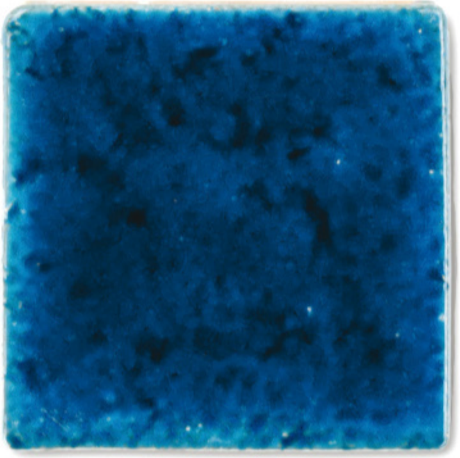
4. Charley Harper mini tile in Grosbeak, $40. Visit motawi.com
5. Cara Cara citrus 8-inch square cement tile by Trina Turk, $12.99. (951) 781-3000 or tesselle.com.



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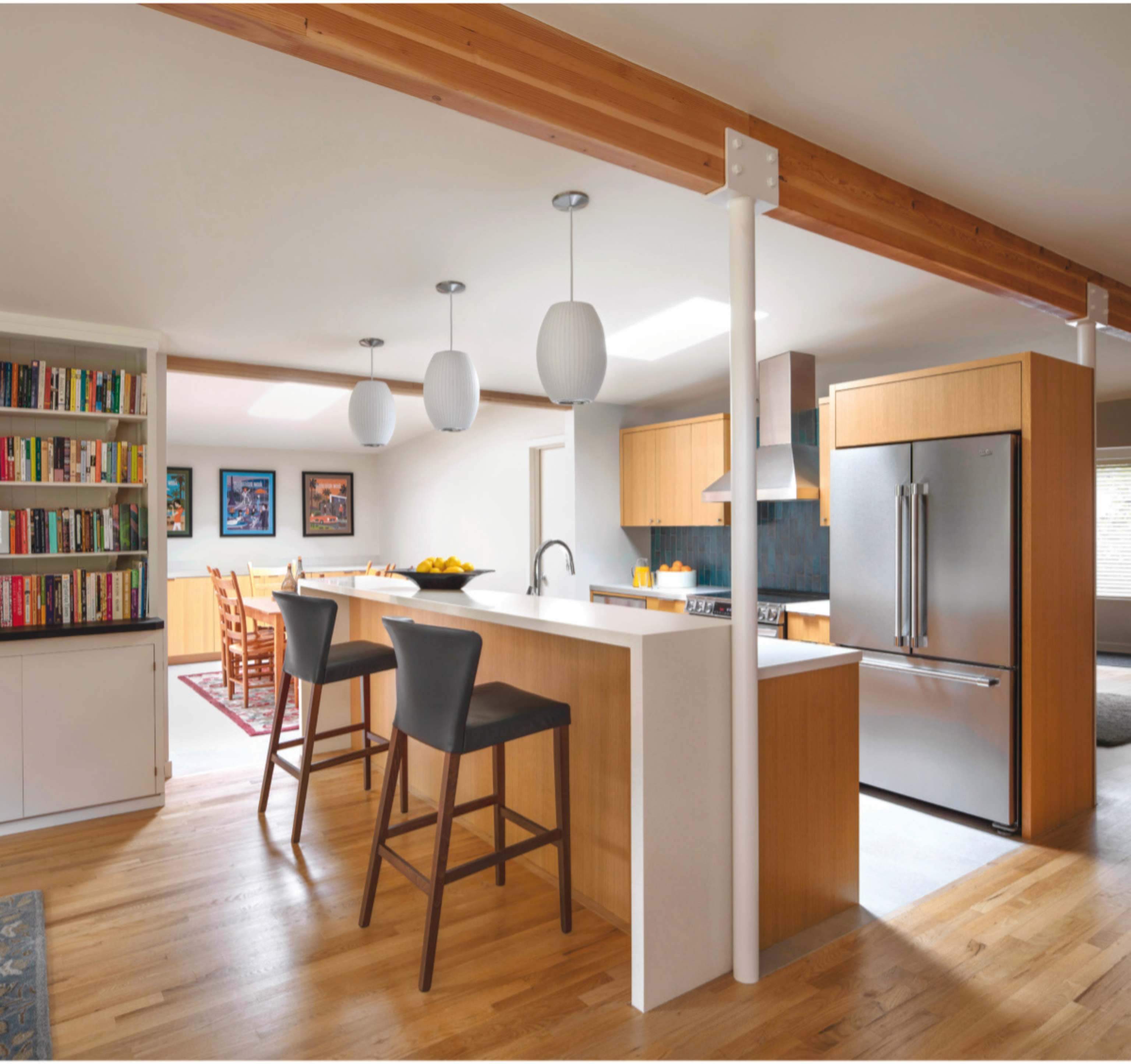
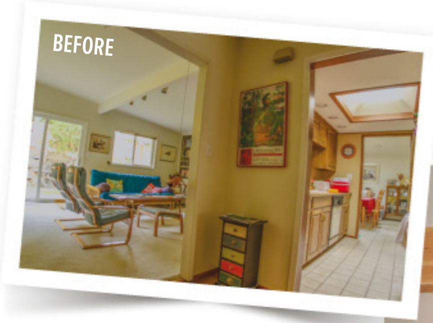
/ **ARCHITECTS** DESK /

BREATHING ROOM

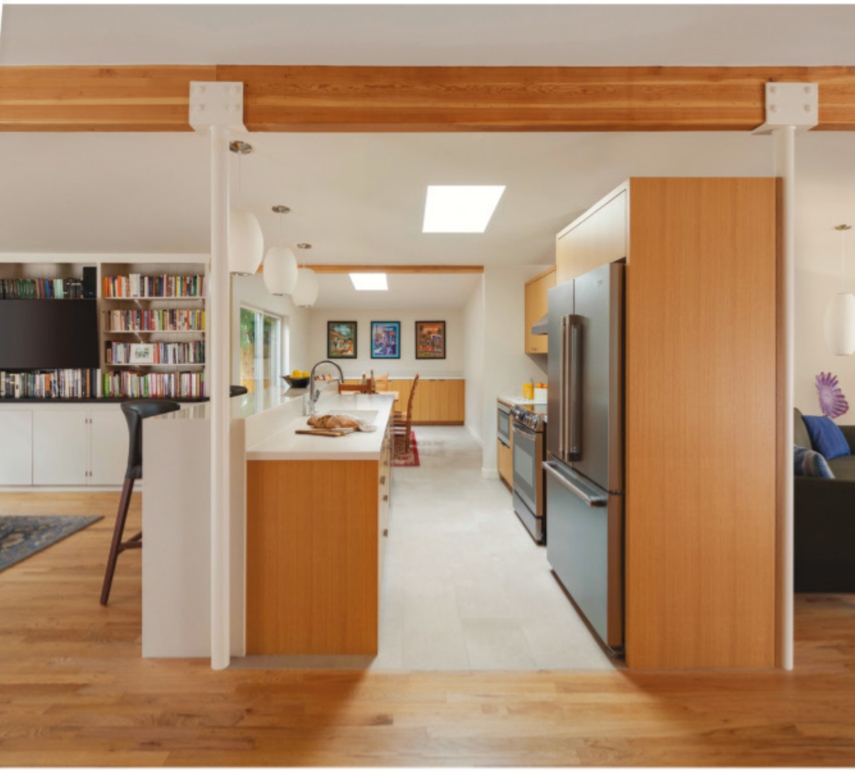
Subtracting walls, adding windows and floating ceilings opened up this cramped space.

By **Meryl Schoenbaum** I Photos by **David Papazian**





Rick's many years of experience as an architect have shown that successfully renovating a mid-century home can usually be accomplished with a few simple modifications. "Sometimes it only takes subtle changes like removing walls and exposing some of the structure to make big changes," he says.



THIS HOME, LOCATED IN BELLEVUE, Washington's Lake Hills neighborhood—the Eastside's first Planned Unit Development (PUD)—was built in 1958 by Bell and Valdez as a one-story building measuring 1,650 square feet with three bedrooms and two baths. The current homeowners, Darrell and Evonne Benedict, longtime friends and neighbors of Rick Chesmore, principal architect at Chesmore/Buck Architecture, asked him to modernize the kitchen and open the main living spaces, expand the view to the backyard garden and add more efficient lighting as well as additional ceiling insulation.

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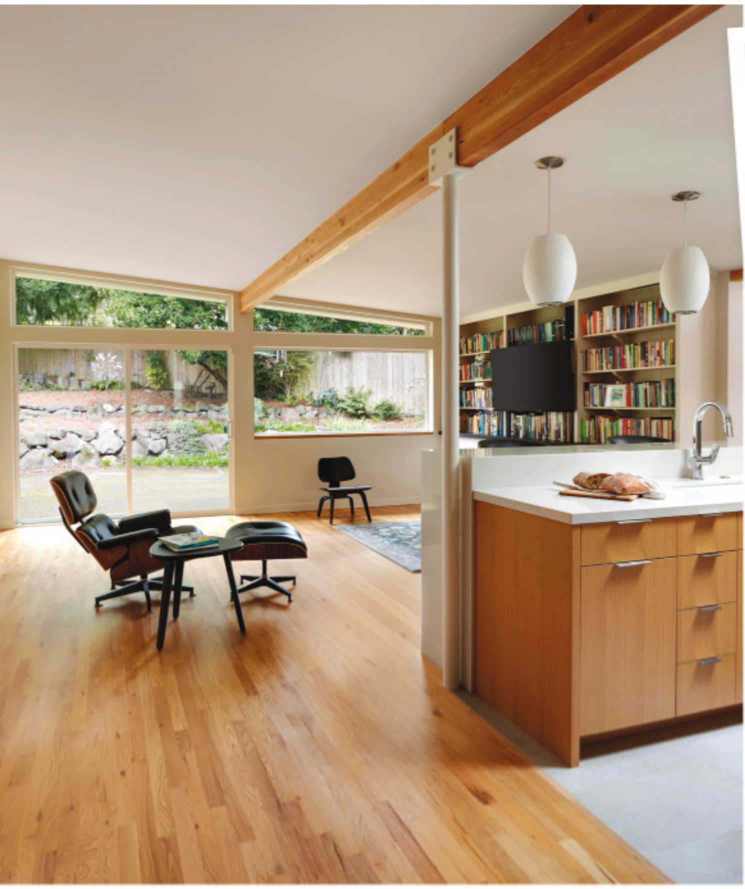
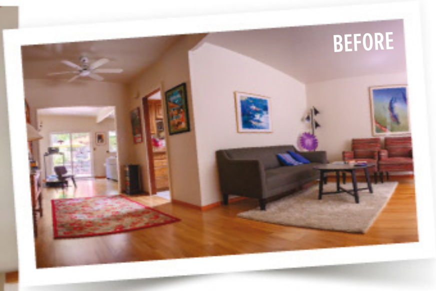




"The kitchen was in the middle of the Great Room with a dropped ceiling at 7' x 6" high with walls enclosing the space and was only accessed by two 2'x 6" wide doorways leading to two different rooms," Rick says. "The enclosed kitchen enclosed all the other rooms too with its central location. The volume seemed so much smaller."

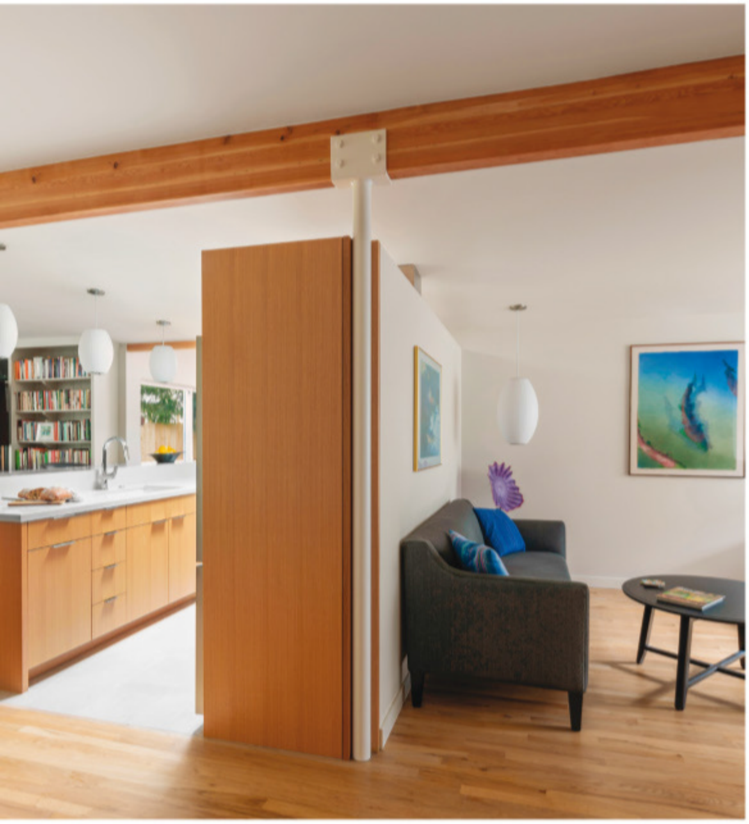
AN ARTISTIC EXPANSION

Reimagining the walls and ceilings would have the most impact on the look, feel and functionality of the spaces. "Removing walls and exposing the glulam (glued laminated timber) beams that supported the gently sloping roof and ceiling allowed the ceiling to flow seamlessly between rooms," Rick explains. "The only wall remaining in the design was a 7' high wall dividing the kitchen and living rooms, but the ceiling plane continues through above the wall."

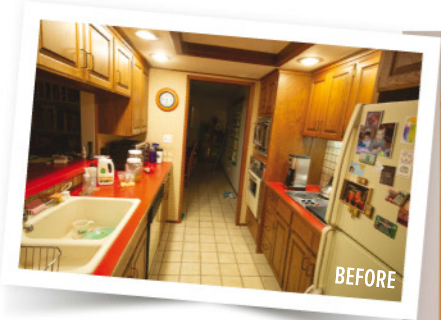
Keeping in mind the historic timeframe of the 1958 build helps to understand why the renovation was respectful and appropriate. "Mid-century homes built in the 1950s often were built with economy in mind as servicemen and women were returning home from war, so many homes of the era were more open and spaces visually connected," Rick explains. "So, we brought the home back to its 'open plan' Mid Century Modern roots by removing rather than adding."

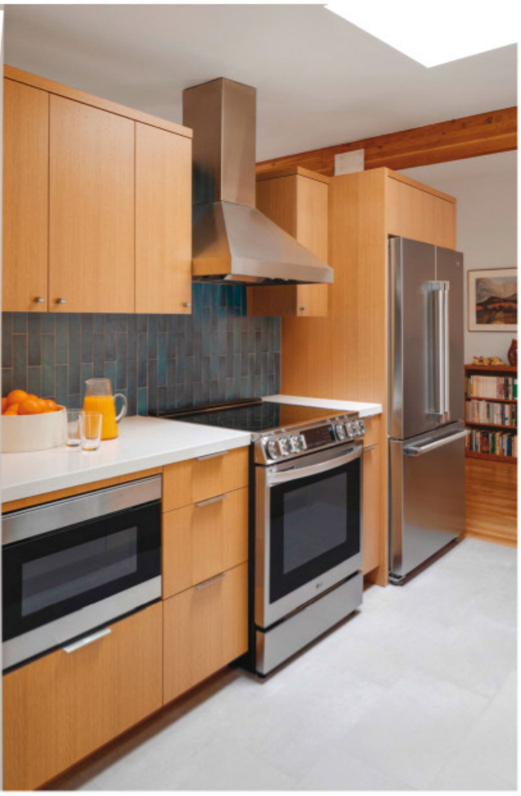
TALKING MECHANICS

"By installing two tube steel columns to support the glulam beam supporting the roof, all the 'structural bearing' walls could be removed, opening the rooms visually to one another." However, as with most renovation projects, there were obstacles that needed to be overcome. "Many older homes have experienced some settlement over time, and this home was no exception. The floors were unlevel and walls out of plumb," Rick recalls. "By installing new tile flooring in the dining and kitchen areas, we were able to use a self-leveling compound to level the surface before installing the new material. The walls then received furring strips to make the vertical surfaces plumb before installing the new gypsum wallboard."



"Remodeling and 'repurposing' older homes rather than demolishing and building new can be so much more economical and preserves the past while creating new spaces for modern living," says Rick.





Homeowners Darrell and Evonne were asked what they learned in the process and what their advice would be to those embarking on renovating their mid-century homes. “Plan, plan, plan! Ask questions before, during and after. This project was a true collaboration between homeowner, architect, interior designer and contractor,” they say. “We were amazed that even though we did not add any area, every public room in the home seems bigger. We love the exposed wood beam extending from the front to the back of the home. The visible tube steel columns are works of art and the new windows installed on the north wall connect the backyard to the interior of the space. We love everything about the project.” ❁

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BEACH CHARACTER

A mid-century tract home gets a refresh with inspiration from surfing, South Africa and organic modernism.

Written by **Jolene Nolte**

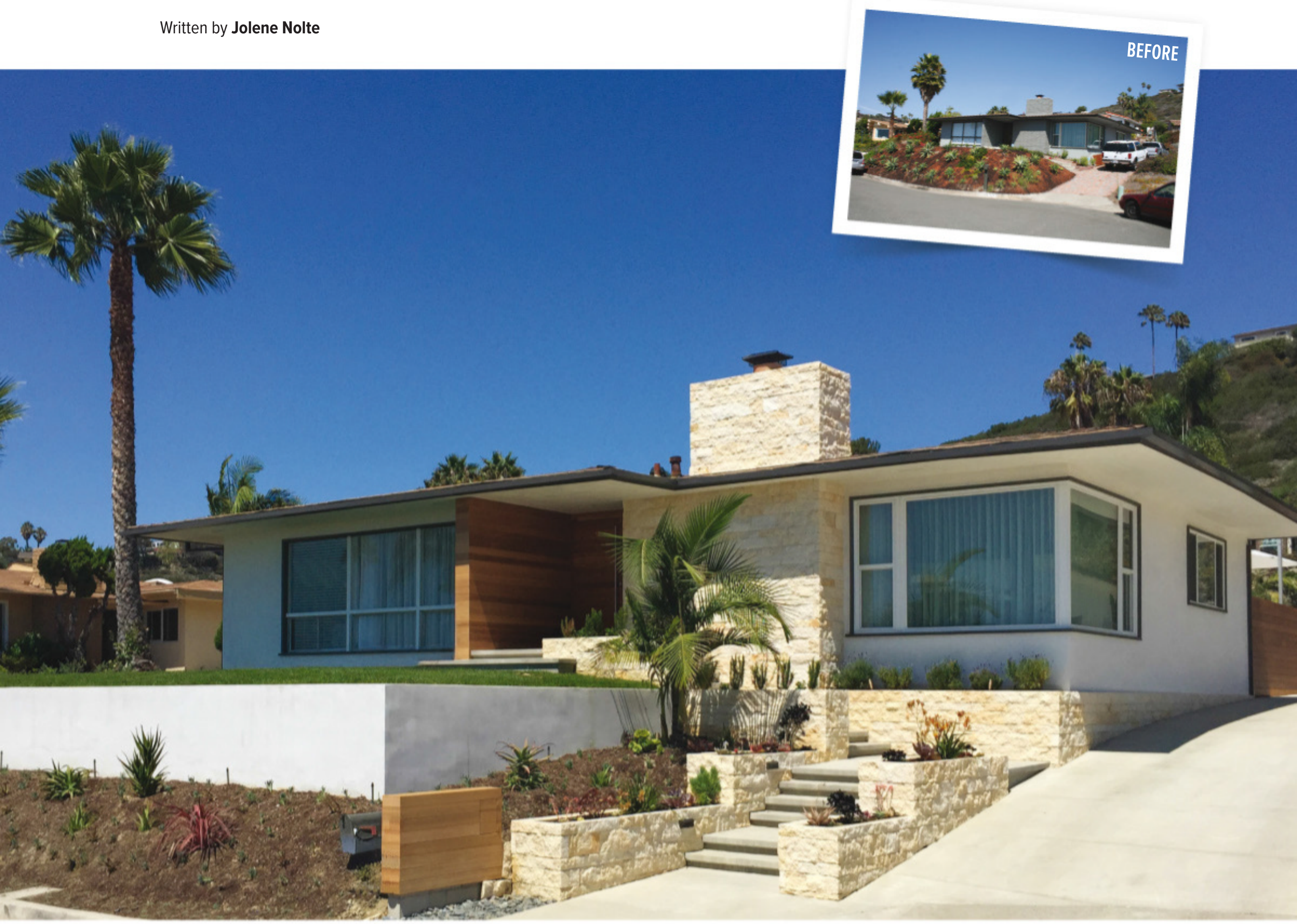

PHOTO BY DUSTIN MORRIS

AS AN ARCHITECT AND INTERIOR DESIGNER, a 1959 mid-century home that needs some love is a fun project, but when that home belongs to a friend who is a professional surfer and also from your native South Africa, the project becomes a joyful creative collaboration. Dustin Morris, Principal and Owner at Eyoh Design, had just that opportunity.

THE VISION

Creating a surfer-friendly abode required some specific priorities: privacy and the ability to, as Dustin says, "lock up and go." The home, located in the SoCal beach town of San Clemente, needed to be a safe landing place for the homeowner and his family, and it needed to be fairly low-maintenance to accommodate the client's travel schedule.

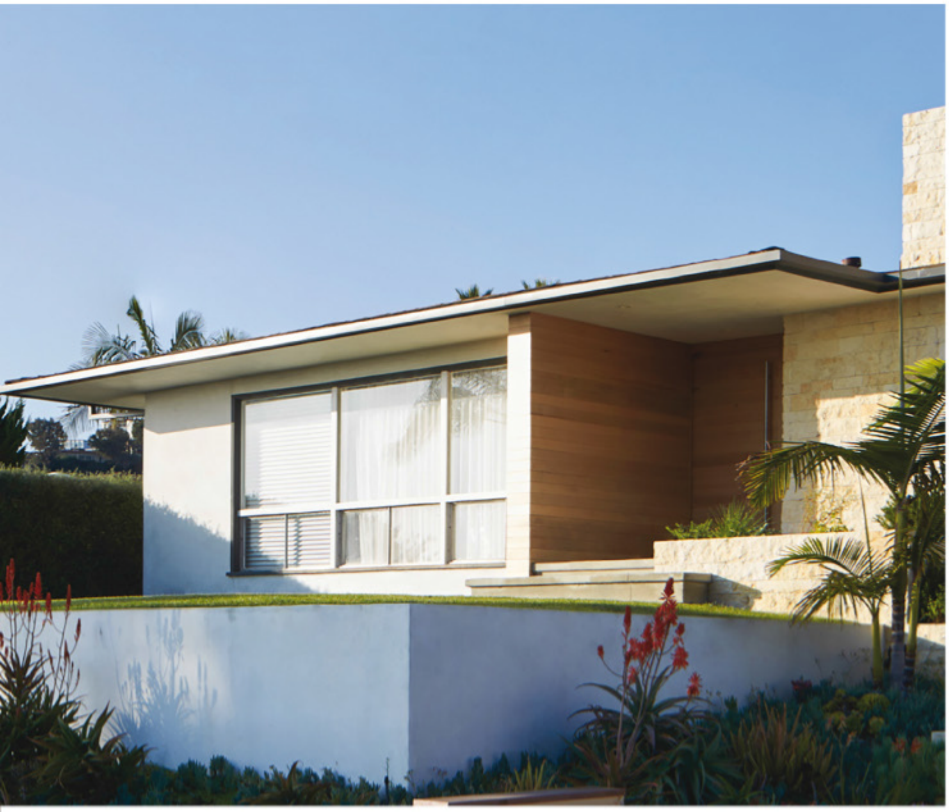

PHOTO BY WILLEM-DIRK DU TOIT

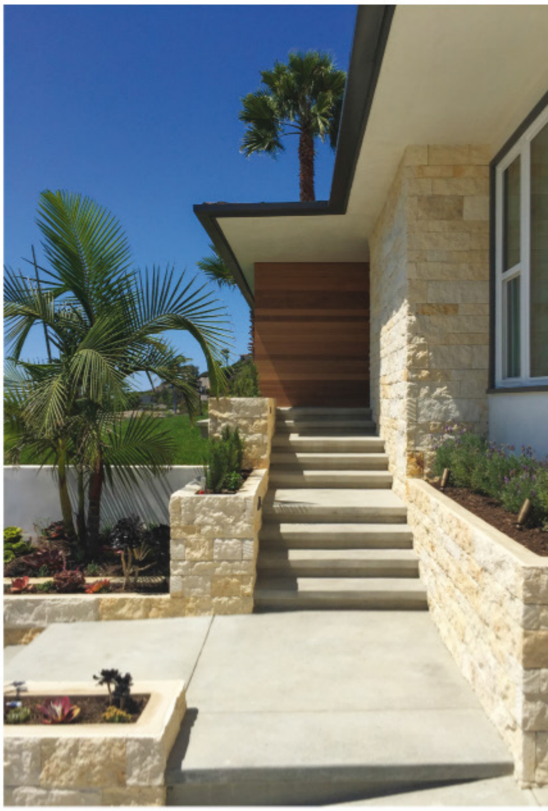

PHOTO BY DUSTIN MORRIS

"Essentially in the beginning it was just a house. The slope was largely unkempt, and the retaining wall wasn't there, Dustin says. "Our vision was to try to create a base for the home. We put in a retaining wall to set up a situation where they can grow plants (South African ones such as aloes and succulents). The retaining wall creates the base for the home and puts it on a pedestal." The stairs are also new, "creating a space for friends and family to enter the home, not having to pass a car or driveway."

The vision was also for a family gathering space, and they joined the garage to the house and opened up more exterior space in the back for a family gathering and outdoor dining area with cool accoutrements such as a drop down projector for movie nights. While all that is not visible from the curb, the organic and welcoming feel carries from the front to the interior and to the back, reflecting Dustin's vision for a "seamless design."

THE MATERIALS

When it came to the color scheme, especially for the exterior, the idea was to let the materials do the talking. They chose a limestone in a straight stack and a Western red cedar door "for a natural organic feeling," aiming to keep all selections "as natural as possible," Dustin says. The limestone's "rich golds tie in with the warmth of the wood and contrasts with the white stucco."

This organic feeling is carried into the interior with primarily white to reflect the light and then again to the exterior courtyard in the back where the ipe wood deck adds warmth, allowing the materiality to set the tone.

FOR MORE ON THIS PROJECT, SEE **EYOHDESIGN.COM**.

CURB APPEAL ESSENTIAL: THE WALKWAY

Driveways are for cars, so consider the journey you want guests and friends to take when they're not parking in your driveway. A walkway from the curb to the front step is immediately more inviting because, as Dustin mentioned, you don't have to walk past a car or use space that was designed for a car.

Using space designed for humans on their own two feet feels immediately more grounding and friendly. In fact, simply seeing the stairway edged in that natural limestone makes it feel immediately more homey. It takes guests through the aloes and succulents right up to the beautiful Western red cedar front door rather than up paved concrete to the carport and side door. So when considering curb appeal, remember to factor in a walkway.

TERRAZZO

This luxury material might be more feasible than you think. It's all about short term versus long term costs. Written by **Jickie Torres**

PHOTO BY DAVE FOLKS

PHOTO BY JIM BROWN

TERRAZZO IS A MOD DESIGN DARLING. But can it fit into your budget? Well, where there is a will there is a way and now with the availability of ready-made terrazzo tiles and other products, getting the chic look and historic elegance of terrazzo is more in reach than you might think.

From the floors of the Chrysler building and the Library of Congress to the glamourous homes of the rich and famous in Palm Springs, nothing says modernist luxury quite like terrazzo. Nothing says luxury like the price tag either.

The material has been in use for centuries but it was actually considered a humble construction technique because it utilized marble, glass and stone chips or scraps. But its beauty has always been undeniable and its durability has given it it's staying power in design.

Poured terrazzo floors are the most costly application but they offer the seamless look that we've come to associate with traditional terrazzo and the customizability of the colors and materials is bar none. But it's a labor intensive process requiring specialized equipment, major disruptive prep work which drives up the price tag even higher (about $35 per square foot) to start. This option is best for large scale projects which substantiate the labor and machine costs a bit more and for ground-up or down-to-the-studs type renovations where the time and space disturbance isn't as big a factor.

Terrazzo tiles are much more affordable starting at around $9 per square foot. The larger format tile options on the market will run closer to $75-$200 a piece but will get you closer to that traditional seamless look.

There are also options between epoxy terrazzo and cement terrazzo in reference to the setting/binding material for the aggregates. When epoxy is used as the binder, the flooring can be set much thinner. Cement binder requires a significantly thicker layer. The cost difference between the materials is similar but the labor costs for cement terrazzo is higher.

The major cost factor to consider with terrazzo is that while your upfront costs for materials and installation are higher compared to other standard flooring like wood and tile, the long term costs are very low thanks to the durability and imperviousness of the material. Terrazo requires very little maintenance other than simple cleaning—no sanding and resealing needed.

PHOTOS BY DANIEL BLUE

CHEAT SHEET

By **Sarah L. Yoon**

Terrazzo is a composite flooring that originated in Italy. It binds stonework scraps together, borrowing the beauty of finer stone while allowing for creative freedom. You choose a mix of aggregate, such as marble, mother of pearl, glass, shell or even porcelain to create a dramatically new look.

- **Ideal for:** Heavy traffic areas. Terrazzo can handle commercial-level pavement pounding with grace.
- **Care:** Easy. General cleaning is a must, but no special polishing or cleaners are necessary. It is difficult to damage, and even the rare chip won't show up on the randomized pattern.
- **Cost:** Pouring a fresh terrazzo slab can cost between $35 and $120 per square foot. The truth is, this can be cost prohibitive for the average homeowner, so consider it a long-term investment for long-term enjoyment. In the shorter run, terrazzo tiles will considerably lower that price tag.
- **When was it popular?** The art deco movement latched onto terrazzo in the 1920s, and the trend turned classic as it became popular in Midcentury Modern homes. Frank Lloyd Wright used dazzling white terrazzo flooring for New York's Guggenheim Museum, completed in 1959.
- **Climate:** Terrazzo can handle just about any climate, since it's made of stone mixed into either cement or epoxy. The only question for colder climates is whether you want to install radiant heating.

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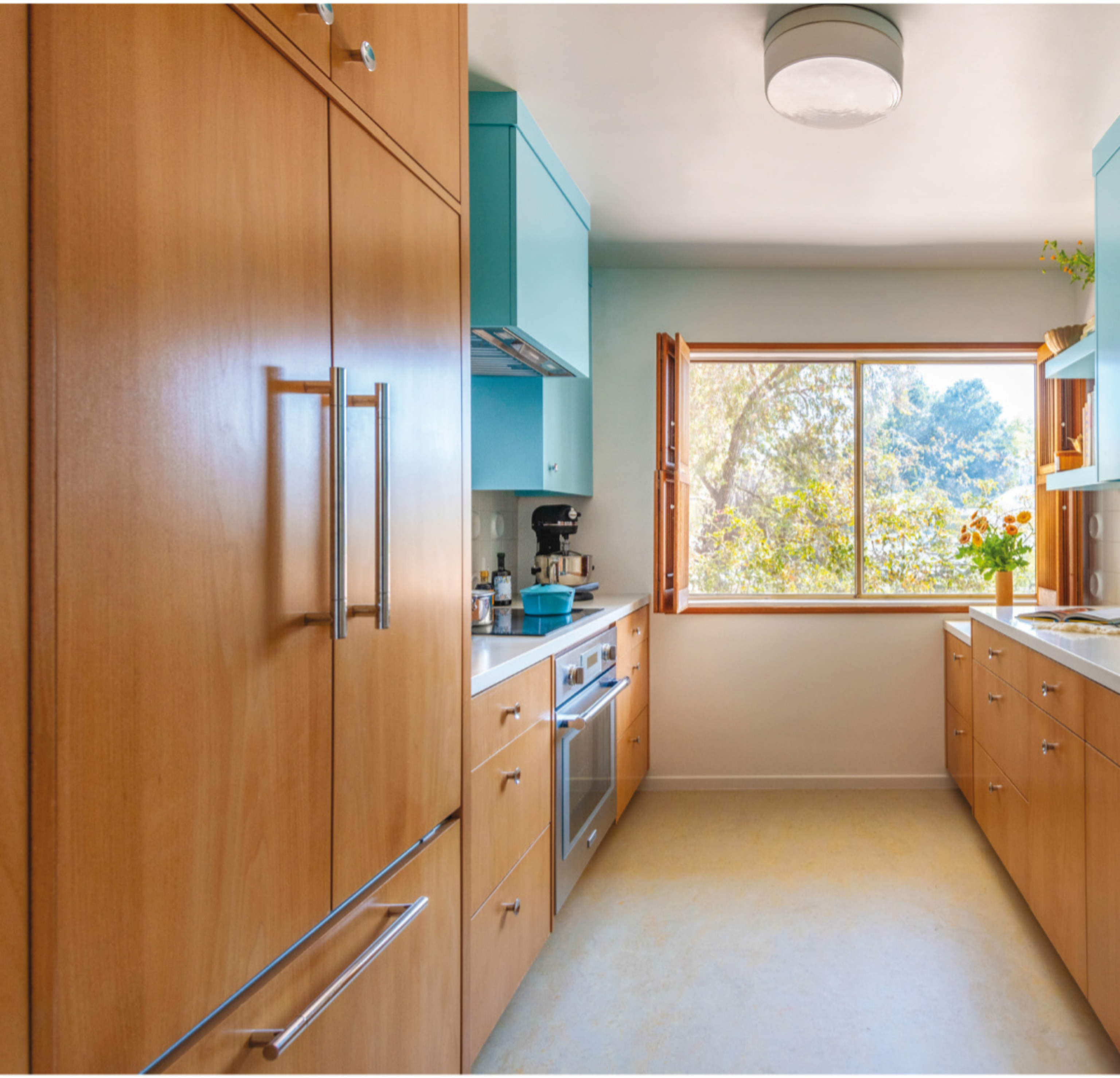
BLUE MOON

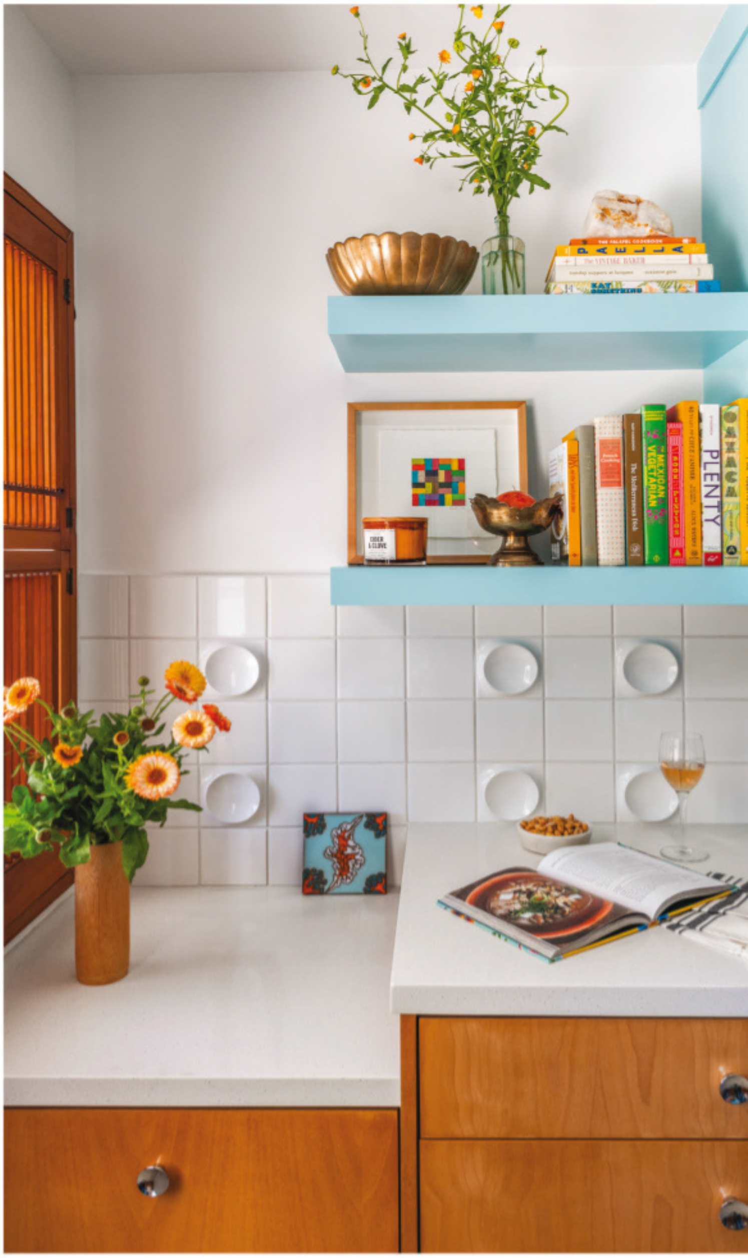
This small kitchen gets a big style upgrade that restores its midcentury charm.

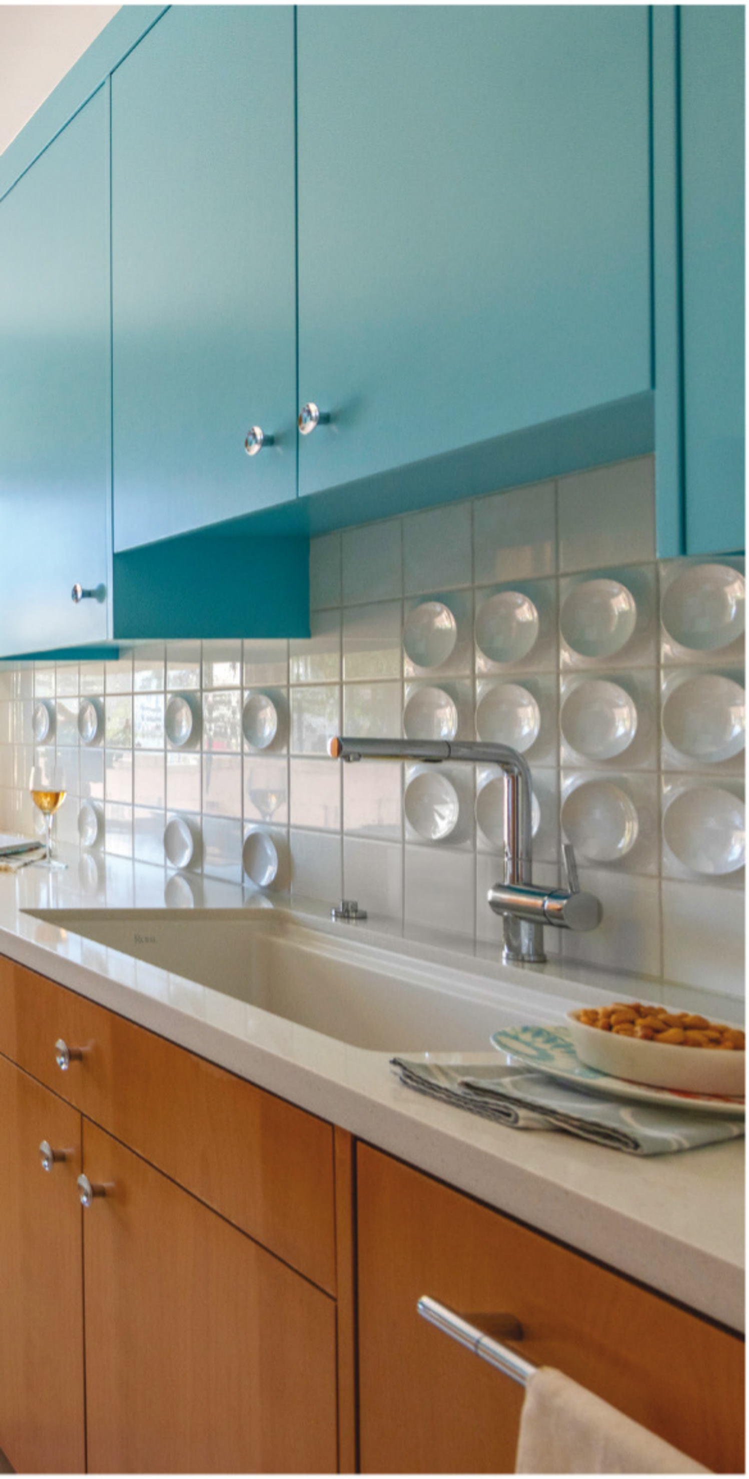
Written by **Michelle Mastro** | Photography by **Cristopher Nolasco/Nolasco Studios**



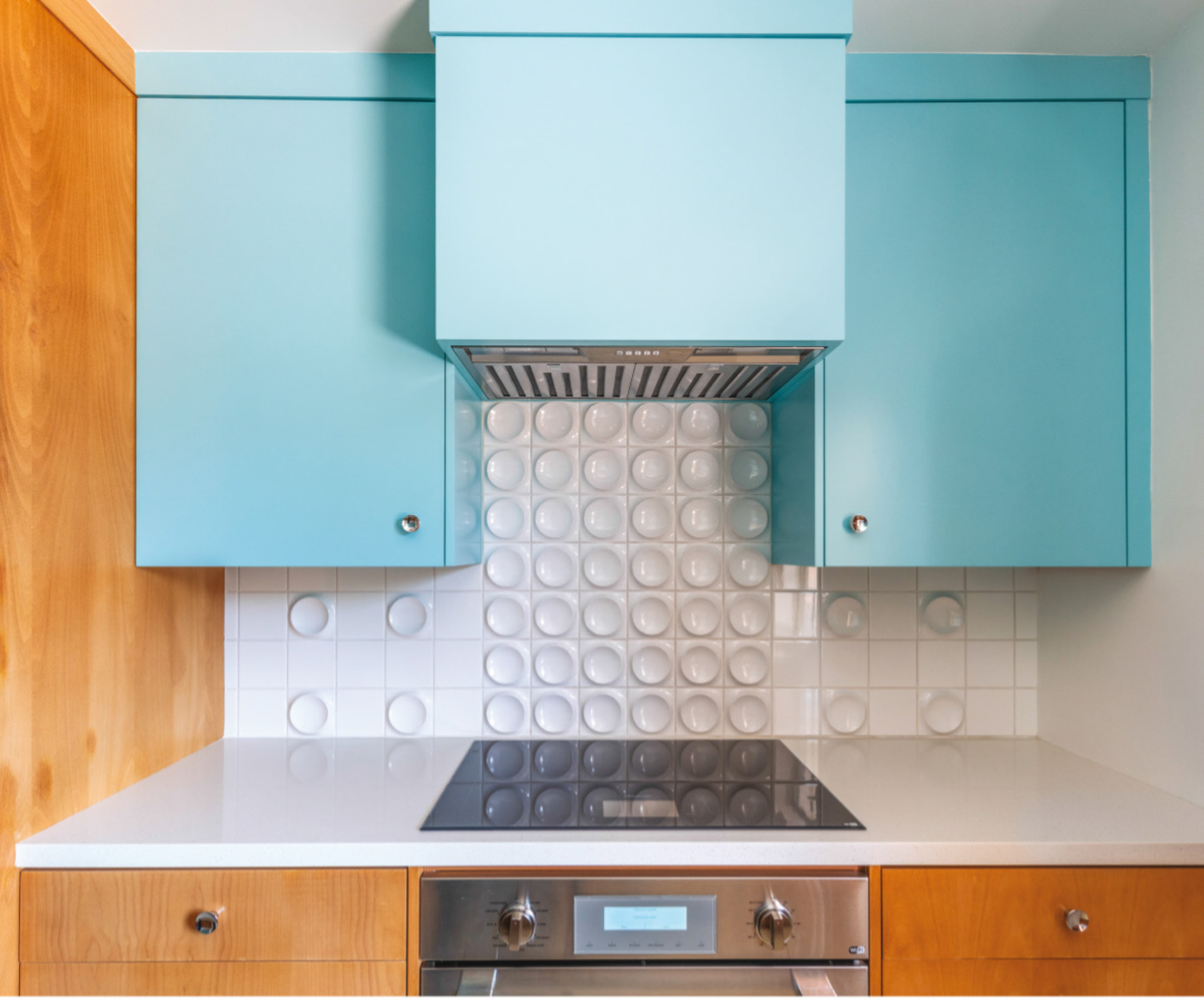
left: Interior designer Goli Karimi added in floating shelves near the window to take advantage of the natural light, helping it bounce across colorful displays of bouquets, recipe books, and knickknacks.

below: While a small galley kitchen, the space was maximized through the use of new tall cabinets and quartz countertops, the latter extended all the way to the kitchen's window. The effect visually lengthens the kitchen but adds plenty of bonus room for cooking utensils in the ample drawers and a refrigerator hidden behind beech wood cabinetry.





THE BEST KITCHENS ARE LIGHT, airy, and welcoming spaces where you can enjoy everyday meals and late-night snacks. But what do you do if your kitchen is dark? Worse still, what if the kitchen falls on the smaller side? For the homeowner of this historic Pasadena condo, reaching out to Goli Karimi, Design Director of Home Front Build, made the most sense because Goli believes kitchen design should be both beautiful and functional.



Almost a crystal blue hue, the upper cabinets in this small kitchen are really a turquoise color, meant to gesture back to the building's outdoor railing and thematic colors.

SMALL GALLEY

The homeowner tasked Goli with finding ways to better brighten the small galley kitchen, while also making it seem bigger. As a designer, Goli likes to honor the past, but she is still forward thinking in terms of crafting design choices that work for today's homeowners. "If the original cabinets had been decent, we would have salvaged them," Goli explains. "But something, some kind of wood treatment had been done to them in the 80's that made then beyond saving and just plain awful."

Luckily, removing these cabinets would help pave the way for more ample kitchen space. What's more, the original countertops on either side of the sink offered only two feet of room for baking and cooking. Hence, tearing out the old countertops also became necessary. At the end of the kitchen, there wasn't enough room for a breakfast table, so Goli doubled down on the quartz countertops, complete with a reflective, glossy finish—perfect for brightening up the space—and extended these counters all the way to the kitchen window.

OH, SO BLUE

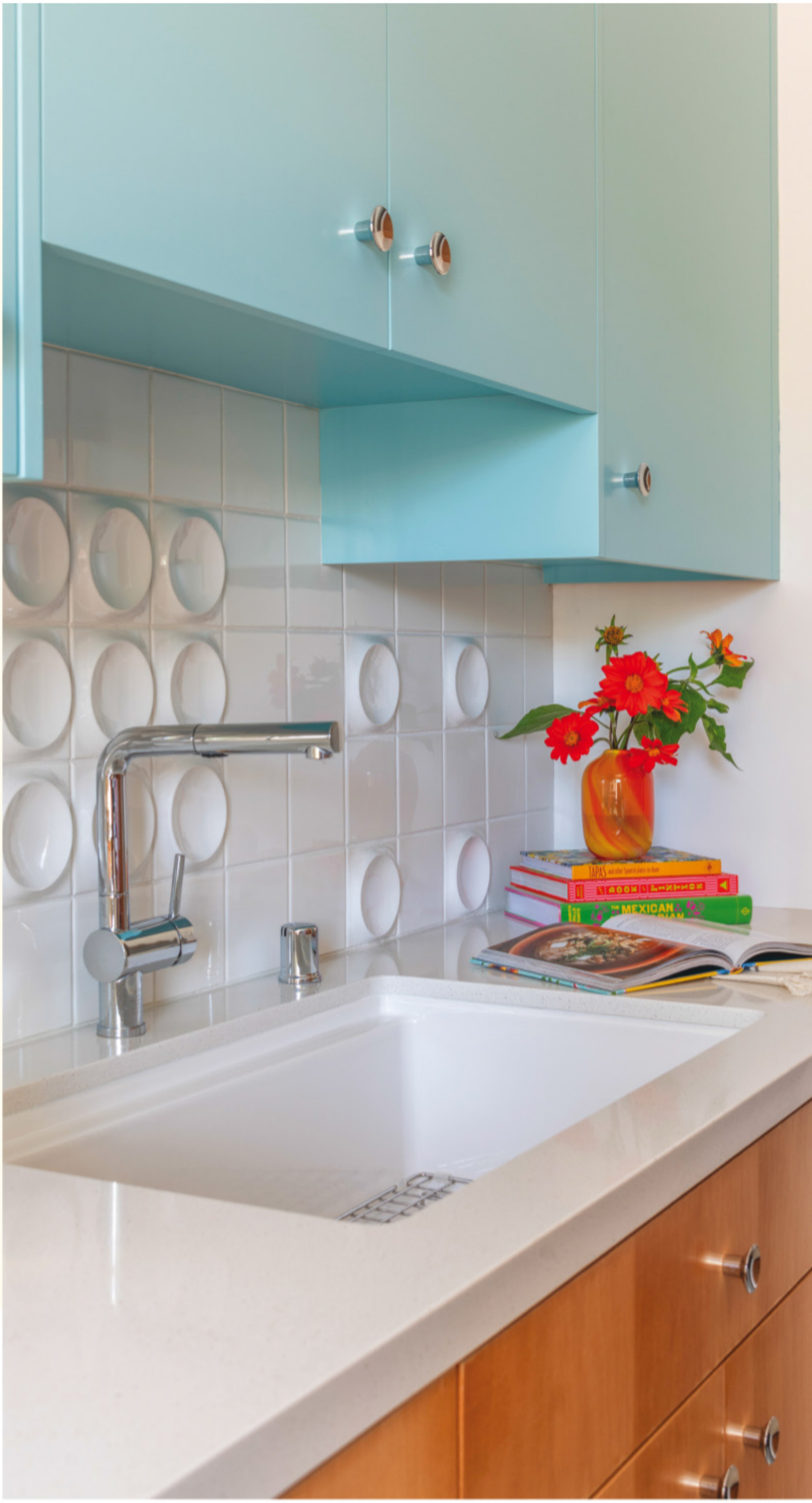
Although it was out with the old and in with the new in terms of the cabinets and countertops, Goil didn't want to disregard the history of the building altogether. Given a historic designation by Pasadena, the condo building has one-of-a-kind turquoise blue outdoor railing, and every front door on the condo building is decked out in the same hue.

TIPS FOR BRIGHTENING UP A DARK KITCHEN

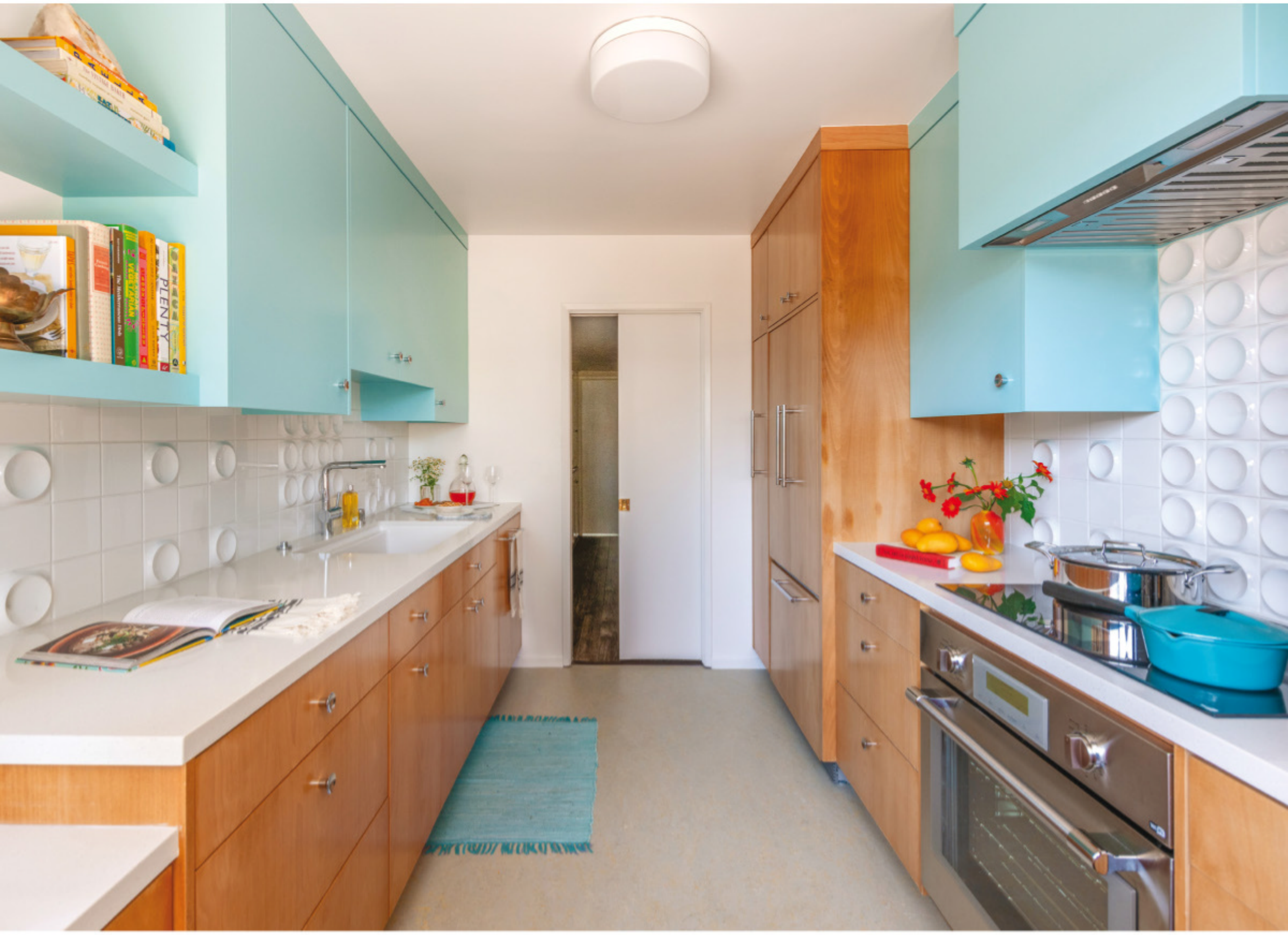
Discover other quick, easy, and relatively inexpensive ways to make your kitchen bright besides painting walls and cabinets.

Incorporate Reflective Finishes. The easiest and most affordable way to brighten up a small kitchen is by adding reflective surfaces like mirrors or shiny hardware to help bounce light around a room. Goli chose countertops and backsplash with either a reflective quality or a glossy finish. Additional reflective texture in your kitchen materials can make all the difference if you have the budget for it, she says.

Add Open Shelves. Cabinets are already your kitchen's primary focal point, but if you have too many of them, creating walls of cabinets in an otherwise small space, one way to visually lighten the room is by adding in a few open shelves. This is why Goli opted to pop in exposed, floating shelves near the window, ushering in more natural light, which created a beautiful brightening effect.



Not to miss any opportunity for a creative vignette, Goli made a tiny display of stacked books and a bouquet at the corner by the sink.



Goli removed the kitchen's original wall oven, replacing it instead with a modern one surrounded by new countertops and a range hood that also filled in the some of the original footprint's empty space.

Goli and the homeowner decided to lean into the turquoise by ushering the shade into the kitchen renovation. They chose upper cabinets painted in bright turquoise and stained beech wood cabinets on the bottom.

After that, Goli opted to bring in the outdoor railing's circle motif too in the form of the dynamic backsplash. White and bright, the tile, aptly named Moon, spoke to both Goli and the homeowner. "It really picked up the architecture of the building," Goli says. "But we didn't want to overpower the space, so we used this tile sporadically as a design element."

A FINE BALANCE

Goli opted for bold color in the small kitchen, but she paired it against pops of white to create a relaxing juxtaposition. "The backsplash is light, which balances out the blue color," she says. "Plus, the marmoleum floor is lighter and helps stabilize the color of the cabinets." Too much color would overwhelm the small kitchen, Goli says, but just as true, too much white in a small kitchen would drown it out, so it's all about striking a good balance.

To that end, Goli persuaded the homeowner to choose the lower cabinets in a warm stained wood. The result? The cool blue feels offset by the earthy wood tones, leading to a perfect union of cool colors and warm kitchen vibes. "I'd tell anyone thinking about renovating a small kitchen to go with what you love—and don't be afraid to use color. There are always ways to make it work."

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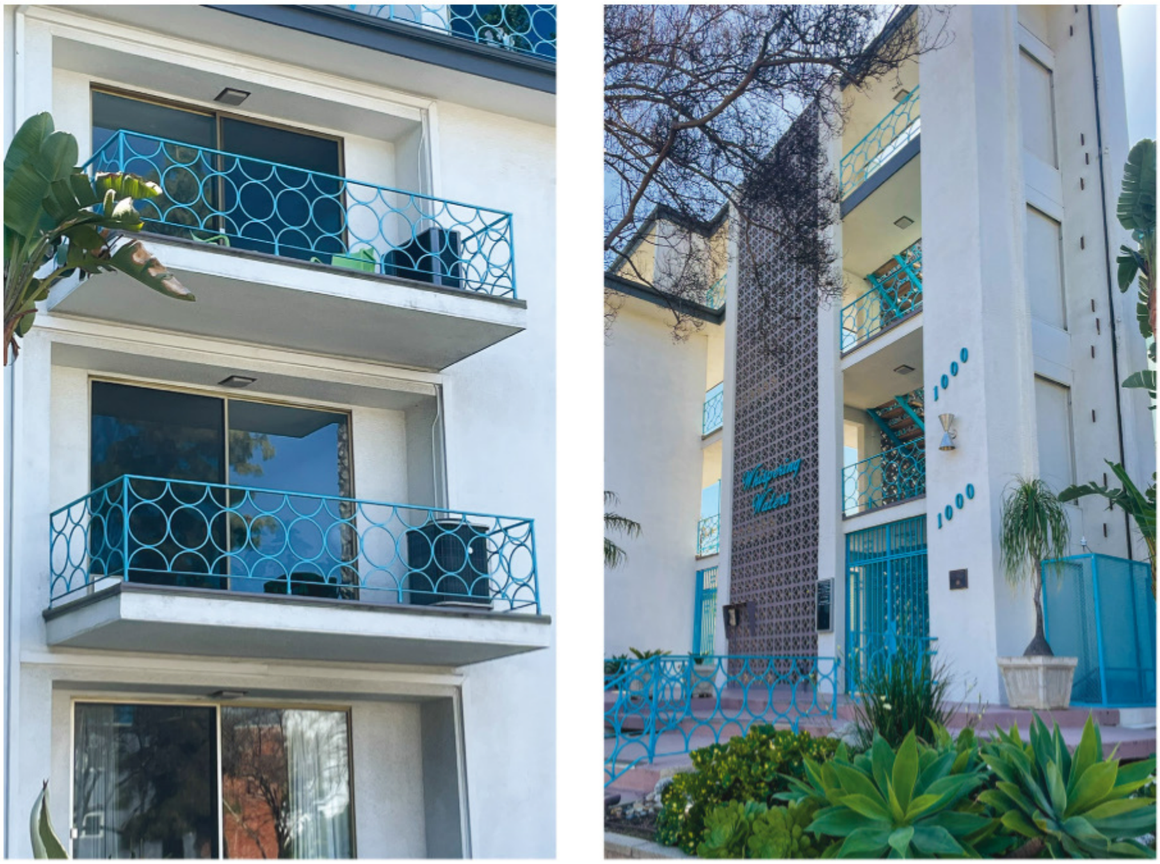

Goli drew inspiration from the original mid century architectural elements of the historic building for the design details of the kitchen remodel.

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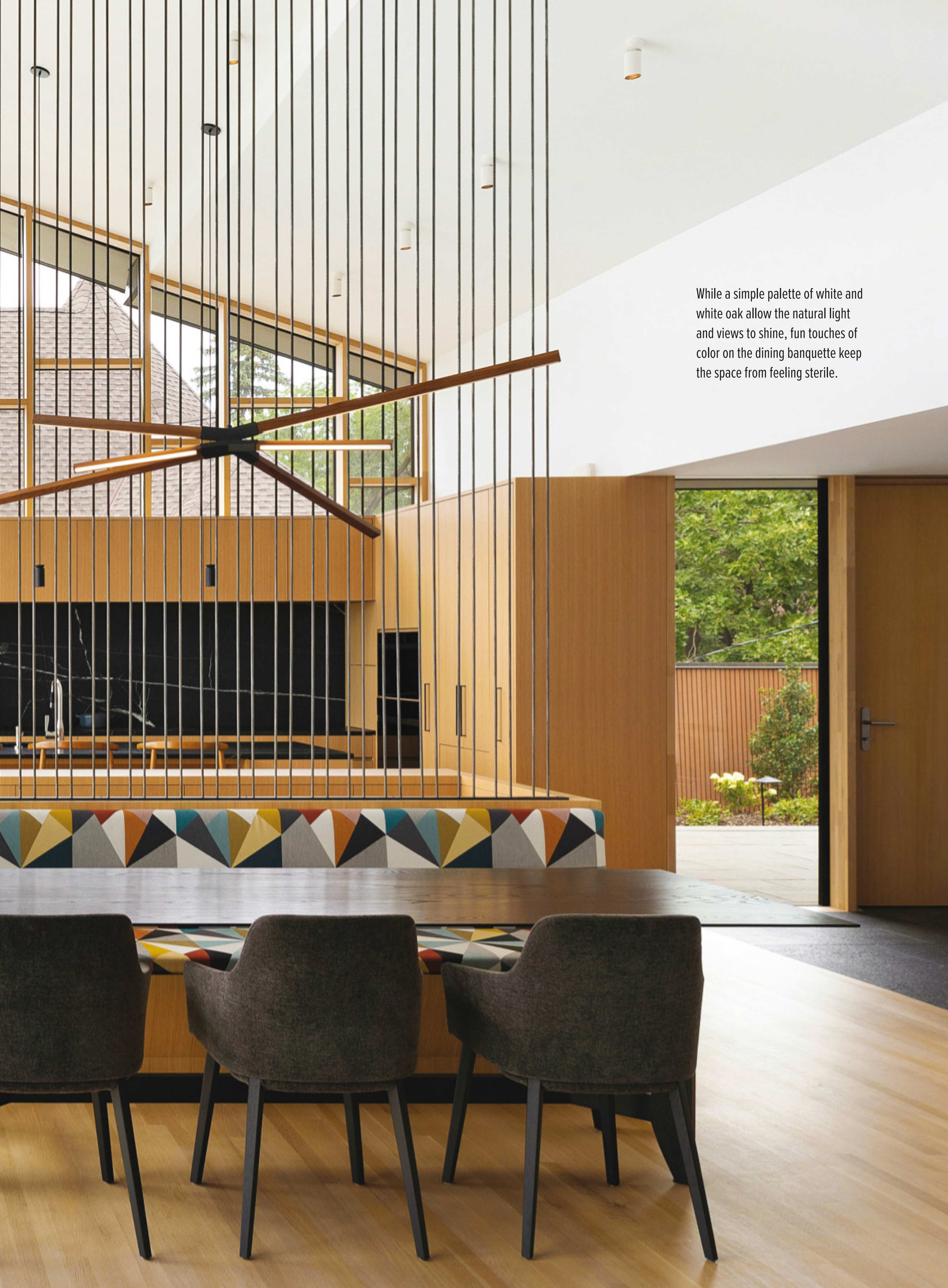
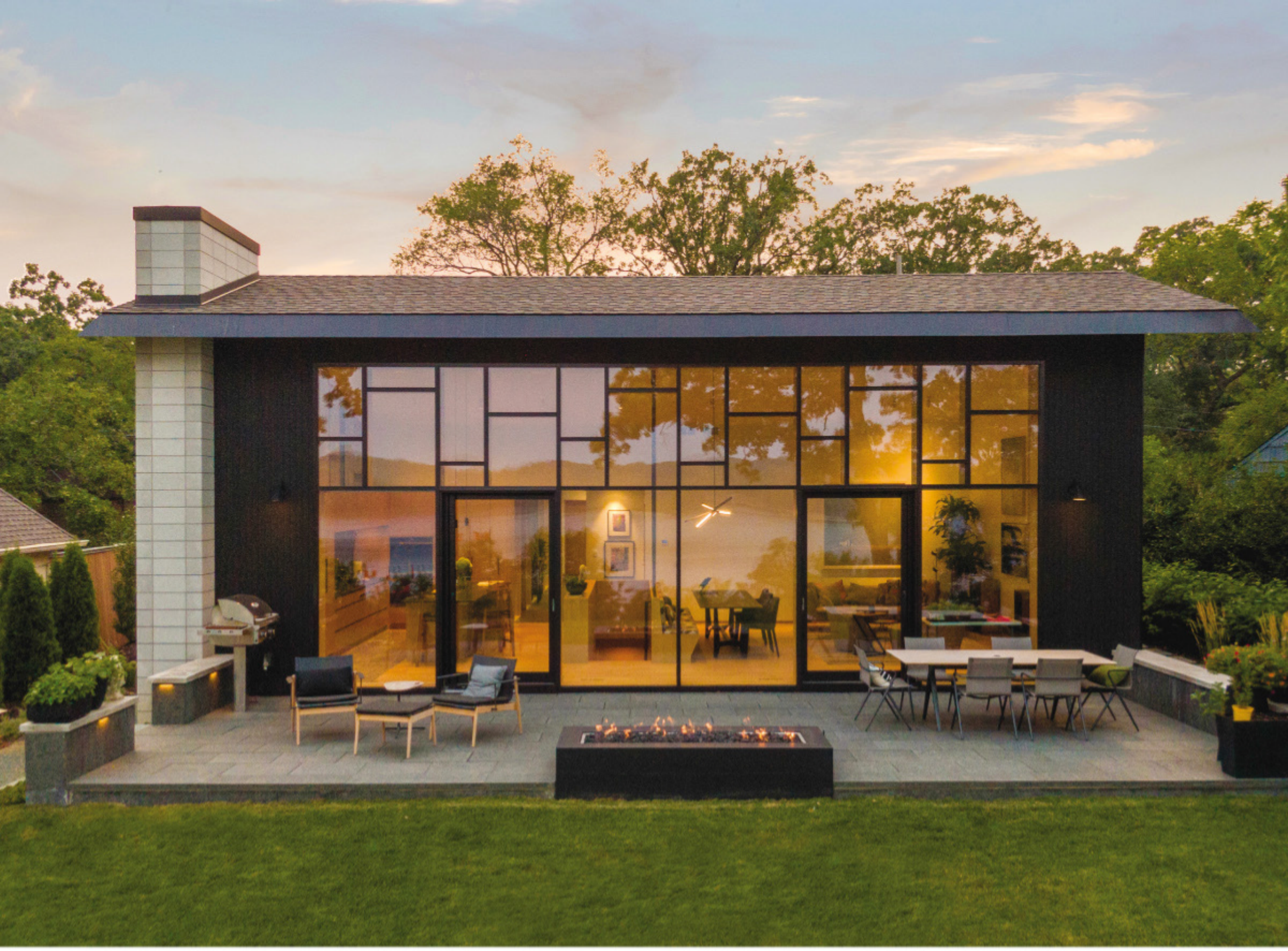
Honoring the PAST, Designing for the FUTURE

A Minneapolis home undergoes a thoughtful renovation for the homeowners' golden years. Written by **Jolene Nolte** | Photography by **Spacecrafting**



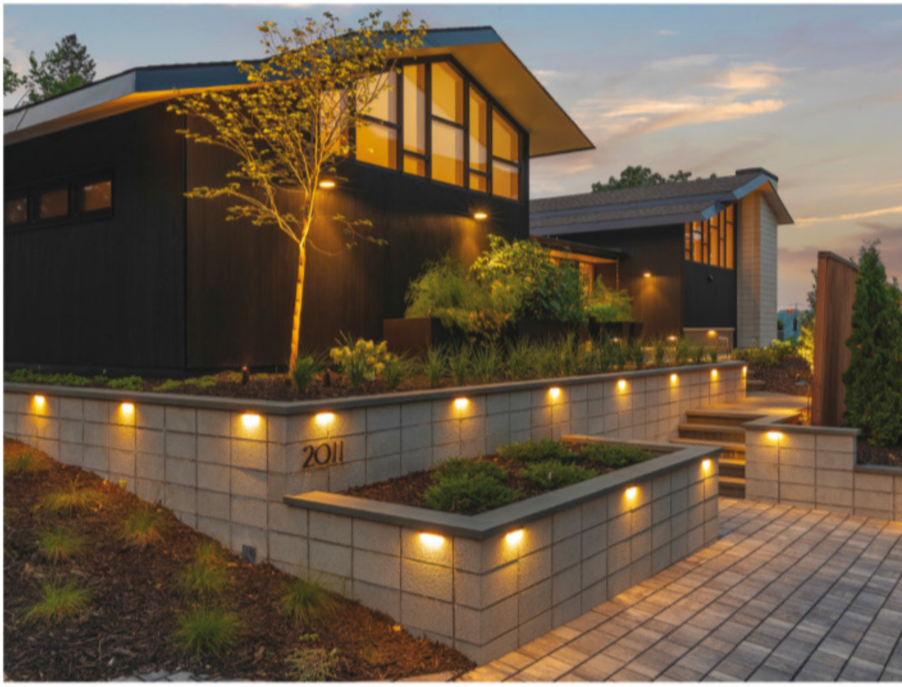
While a simple palette of white and white oak allow the natural light and views to shine, fun touches of color on the dining banquette keep the space from feeling sterile.

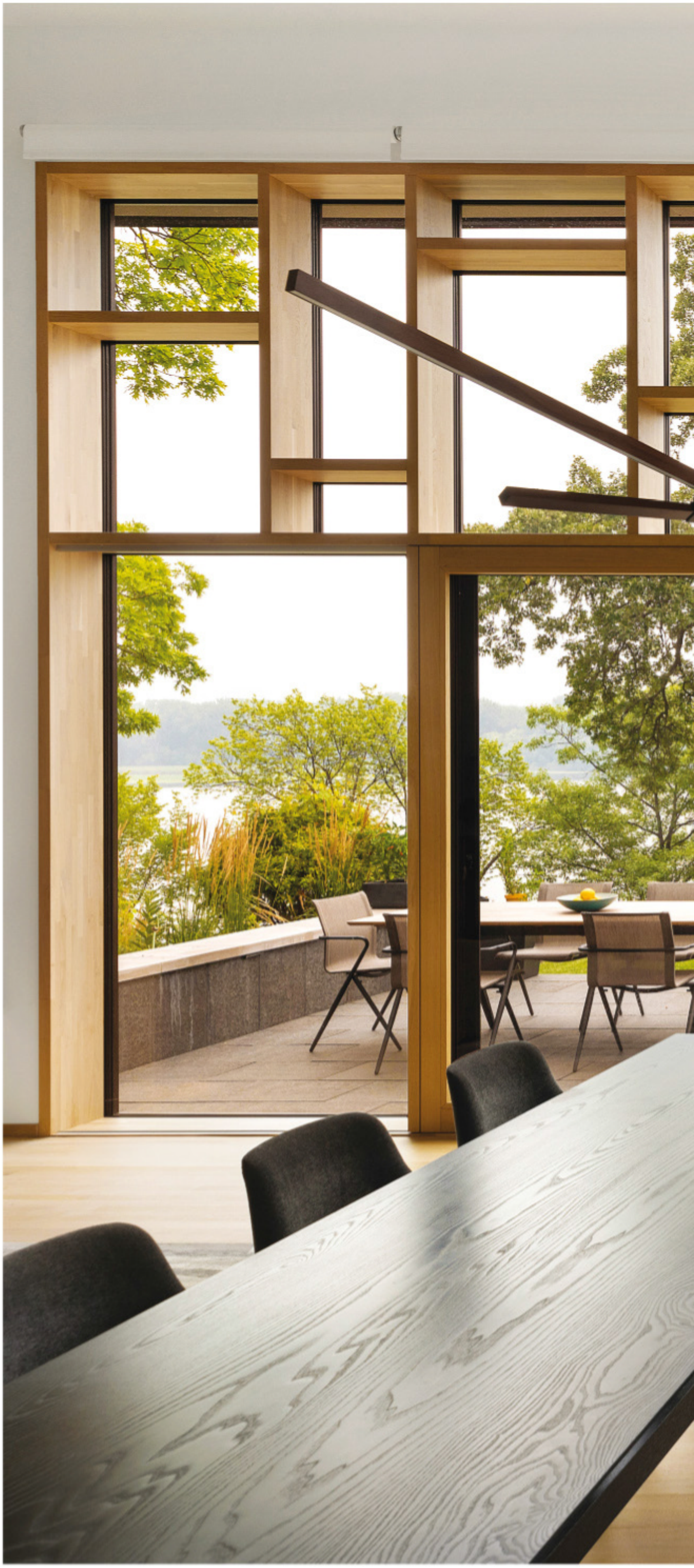
"THE OUTDOOR AREAS OF THE HOME WERE ALSO IMPROVED TO TAKE ADVANTAGE OF SUN PATTERNS, WIND OFF CEDAR LAKE, AND THE NATURAL PRIVACY FROM PLANTINGS AROUND THE PROPERTY."



above: The lush landscaping provides a bit of a hedge for privacy as well as enriching the view and indoor-outdoor connection.
opposite: A retaining wall with concrete block echoes the lines of the home while leading you up to the home's entrance.

SITTING ATOP A BLUFF OVERLOOKING CEDAR LAKE and downtown Minneapolis, this 1955 home is historic not only due to its age but because it was designed by one of Minnesota's first female architects, Elizabeth Scheu Close. When the current homeowners saw the place, they knew it was where they wanted to spend the rest of their days. As a result, they turned to the PKA Architecture team to stay true to the spirit of the home while transforming it from two stories to one. The idea was to make the home amenable to aging in place—designing for the homeowners' future while honoring the home's distinguished past.





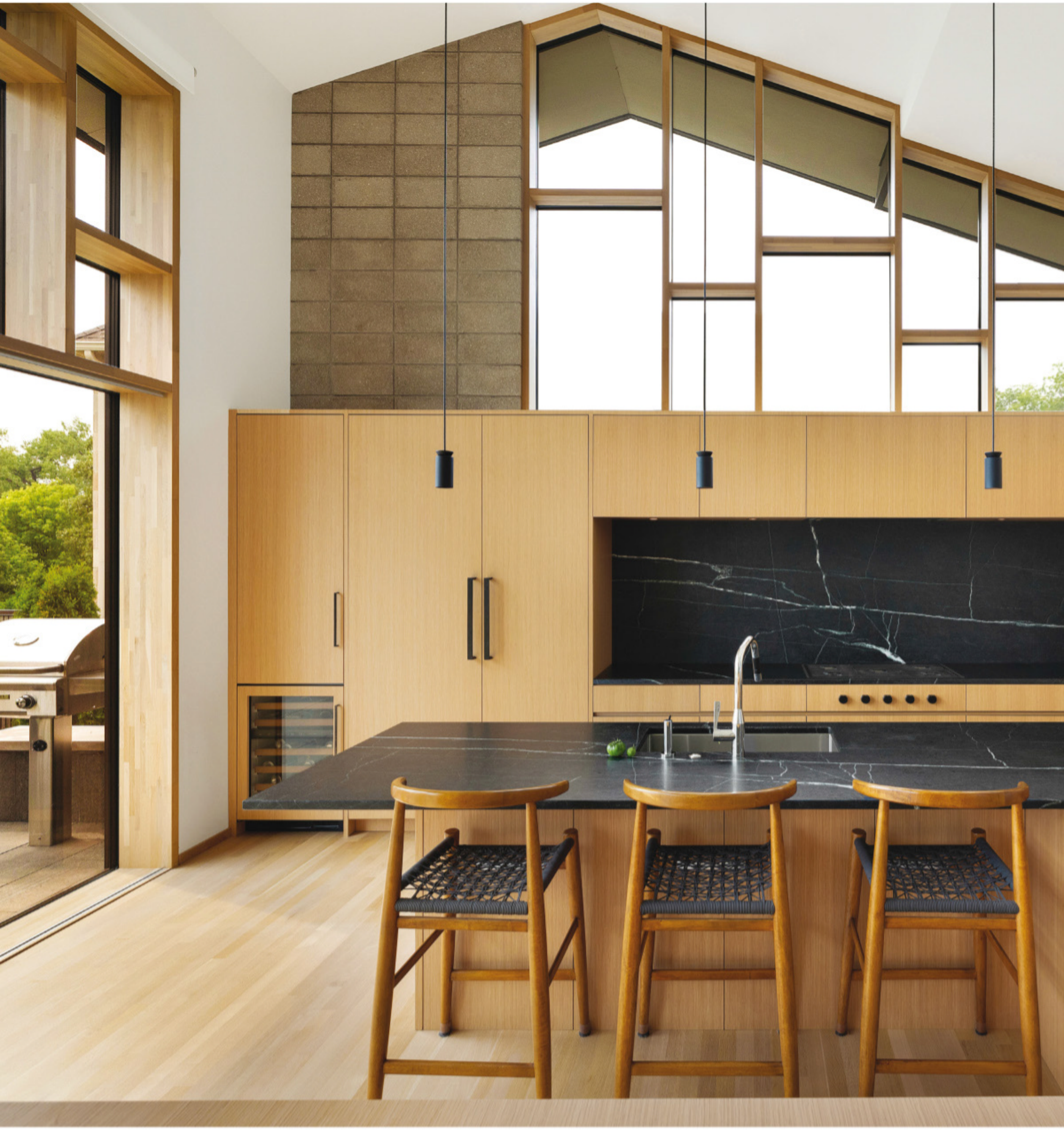
NEW CENTURY, NEW UPDATES

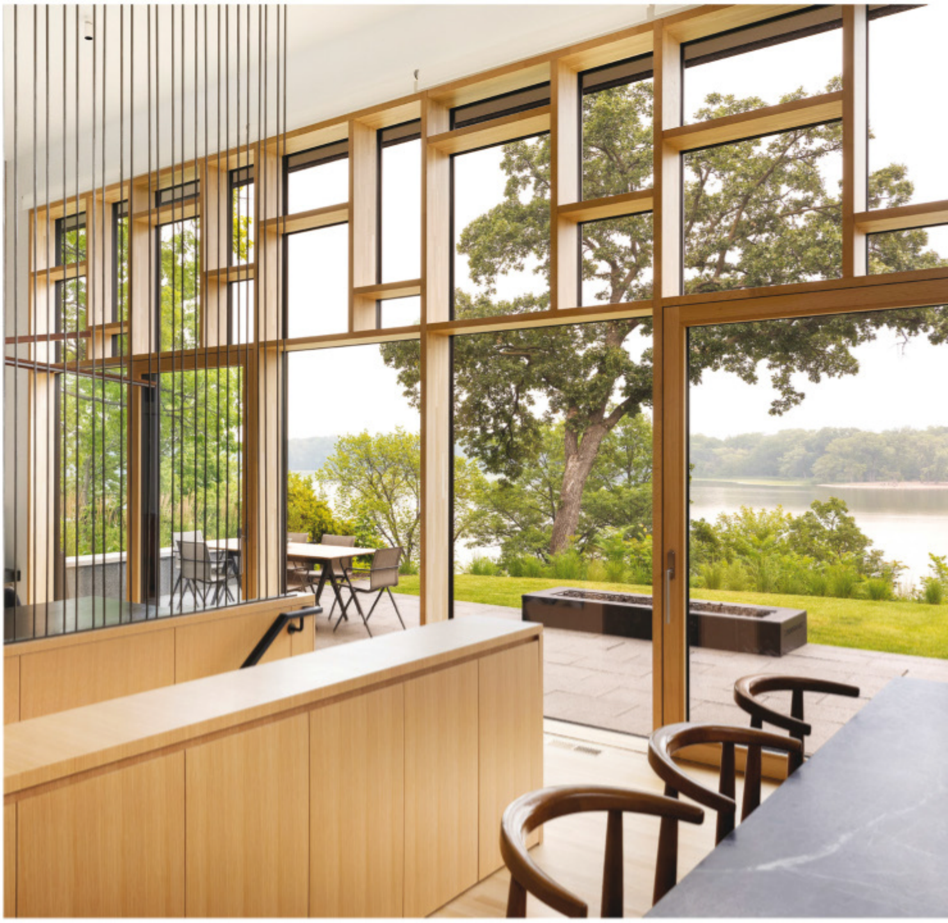
Gabriel Keller was the principal at PKA Architecture at the time of the project. He said this was a good fit as the team at PKA Architecture is "always thinking about how to respect the history of a mid-century home, as well as bring it forward into the way people live today."

The renovation was able to use the home's original foundation and extended the original exterior materials of concrete block and cedar siding. Some changes, however, reflect the technology and materials available today such as high efficiency window systems and a home automation system.

The house enjoys fabulous views of Cedar Lake, framed just as fabulously by the wall of windows with staggered mullions. "In a way, it is an elevated clerestory design," Craig says of this rear wall of windows.

> “THE SPACING OF THE HORIZONTAL MULLIONS ARE A PLAYFUL WAY TO MAKE THE WINDOW SYSTEM FEEL LESS RIGID AND MORE OF A COHESIVE, ARTISTIC VIEW TO THE BEAUTIFUL MINNESOTA LANDSCAPE. … IN A WAY, IT IS AN ELEVATED CLERESTORY DESIGN.”





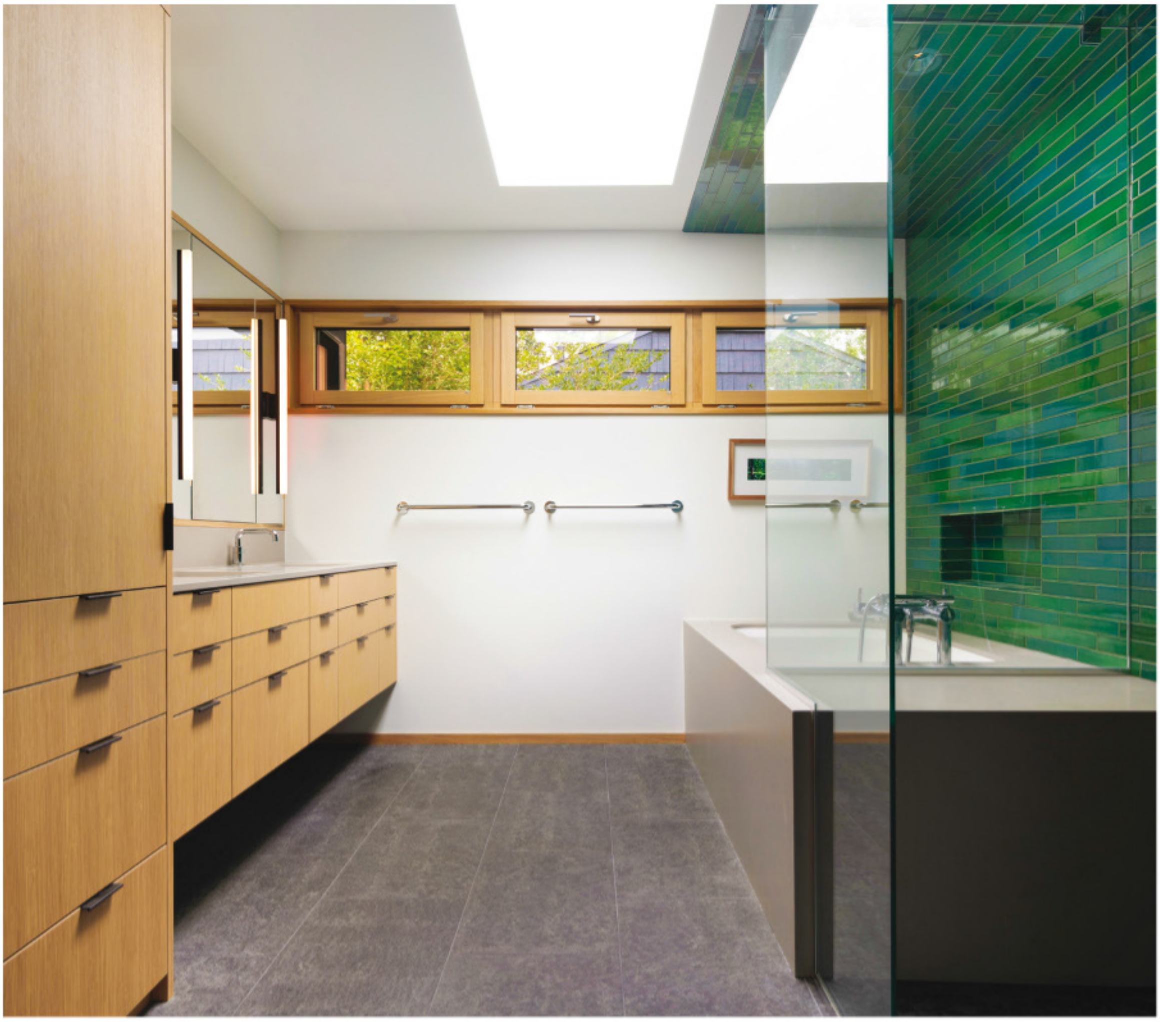
FABULOUS VIEWS

In addition to blending old with new, the renovation also blends the interior and exterior, the home and the home's surroundings through landscaping and windows. As Craig Martin, project manager at PKA Architecture, explains, "The outdoor areas of the home were also improved to take advantage of sun patterns, wind off Cedar Lake, and the natural privacy from plantings around the property."

For landscaping needs, the project turned to Ground One Landscaping Design. Several patio spaces provide a blurring of inside and out with glass walls, easy access and a continuation of the basalt pavers inside. Gabriel explains, "The material of the patio is a natural basalt stone that acts as a heat sink to provide a temperate climate for early spring or late fall enjoyment of Minnesota's outdoors." A fire pit also aids in this, and plantings help provide a border for privacy as well as take advantage of wind off the lake.

Inside, perhaps one of the home's most striking features is the stunning rear wall of windows. Craig relates, "The rear wall is a wood curtain wall system from the German Brand, Unilux. The spacing of the horizontal mullions are a playful way to make the window system feel less rigid and more of a cohesive, artistic view to the beautiful Minnesota landscape. The staggered window mullions were inspired by a few sets of windows from the original home. In a way, it is an elevated clerestory design."

The paths are clear in this renovated kitchen to make it friendly for the retired home-owners' daily use. Custom wood cabinetry provides ample storage and even frames the wine fridge.



above: Accessibility is key in a home designed for aging in place, but so is style. This bathroom has both with ample storage and a gorgeous green tile wall.
opposite: Gabriel explains, “The architects respected the original home by maintaining key features such as the roof and eave styling, block chimney, cedar siding, and the staggered window style.”

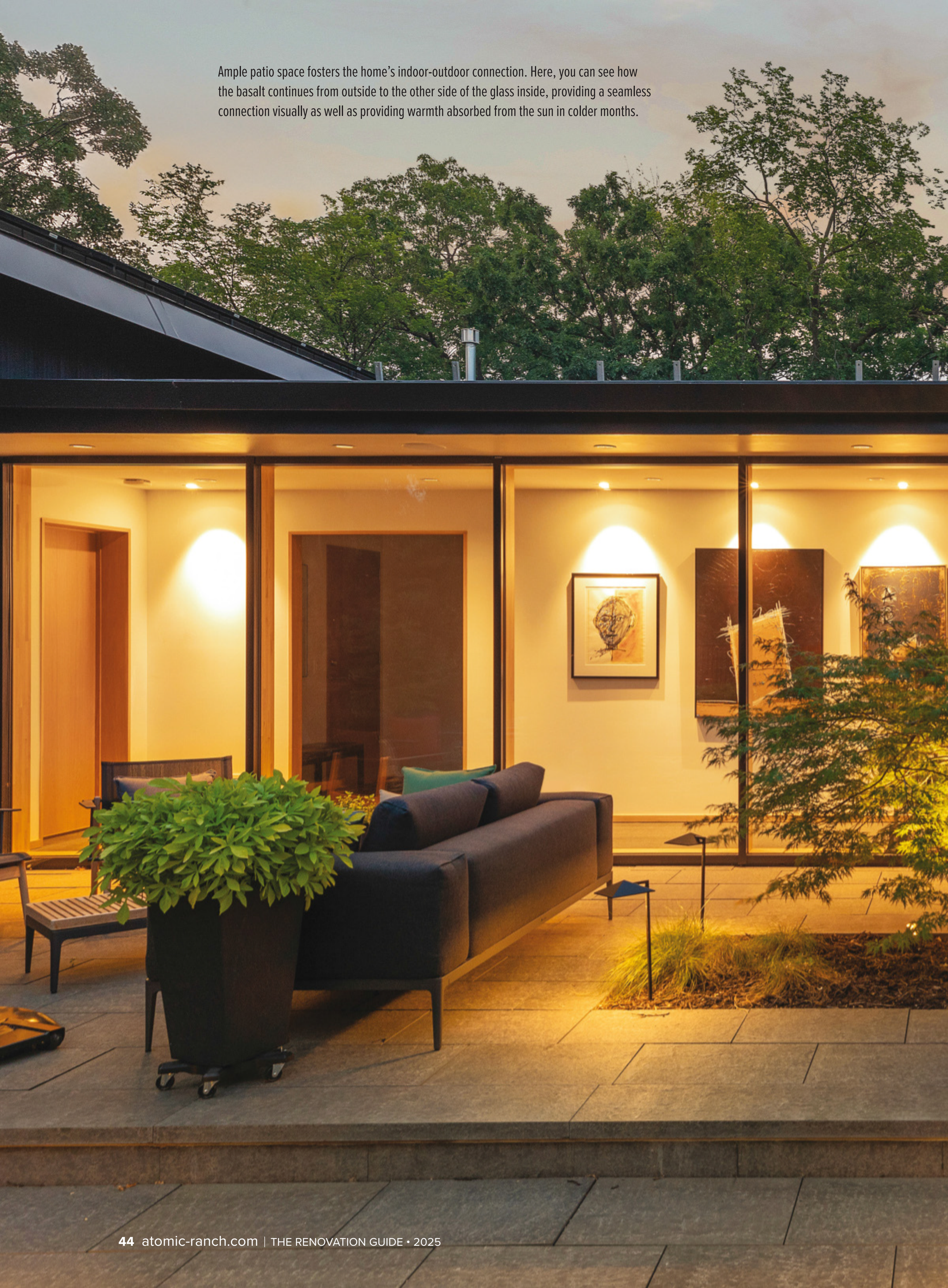
clerestory design.”

Keeping the view itself center stage, the renovation uses mainly “a simple mix of white and white oak tones.” Brighter colors to introduce some fun and personality are reserved for secondary spaces like the main entry and bedrooms where they don’t detract so much from the views to Cedar Lake and downtown.

With an emphasis on energy efficiency and making the home suitable as a retirement home, this renovation had to both reimagine the home while honoring its original character. What’s more, the indoor-outdoor balance and incredible views also bring the home into harmony with its surroundings.

SEE RESOURCES, PAGE 112

PKA IS "ALWAYS THINKING ABOUT HOW TO RESPECT THE HISTORY OF A MID-CENTURY HOME, AS WELL AS BRING IT FORWARD INTO THE WAY PEOPLE LIVE TODAY."



Ample patio space fosters the home's indoor-outdoor connection. Here, you can see how the basalt continues from outside to the other side of the glass inside, providing a seamless connection visually as well as providing warmth absorbed from the sun in colder months.

PROJECT NOTEBOOK

Year Built: 1955
Location: Minneapolis, MN
Original Architect: Elizabeth Scheu Close
Bedrooms: 2
Bathroom: 2.5
Year of Renovation: 2020-2021
Length of Renovation:

SAVE

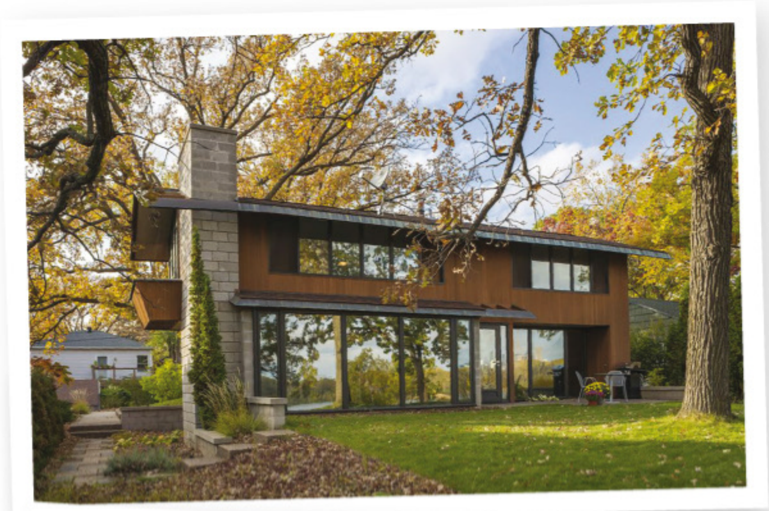
Gabriel says, "Thanks to the original architect's selection of humble materials, a simple palette of concrete block and cedar siding was used around the exterior. These materials are easy to source and readily available in Minnesota. This allowed the client to splurge on other areas of the design."

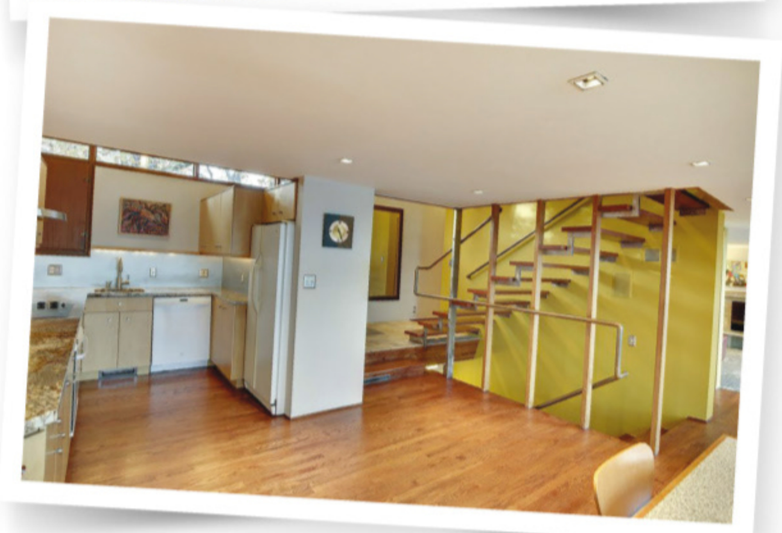
SPLURGE

Since energy efficiency was a priority for the homeowners, they splurged on the triple glazed curtain wall system and a solar array for the home. Another splurge was the basalt paving that appears on the exterior patios and carries through inside.

FINISHING TOUCH

The fire pit from Ground One Landscape Design provides a cozy gathering space outside in view of Cedar Lake but close enough to the house to allow for privacy.



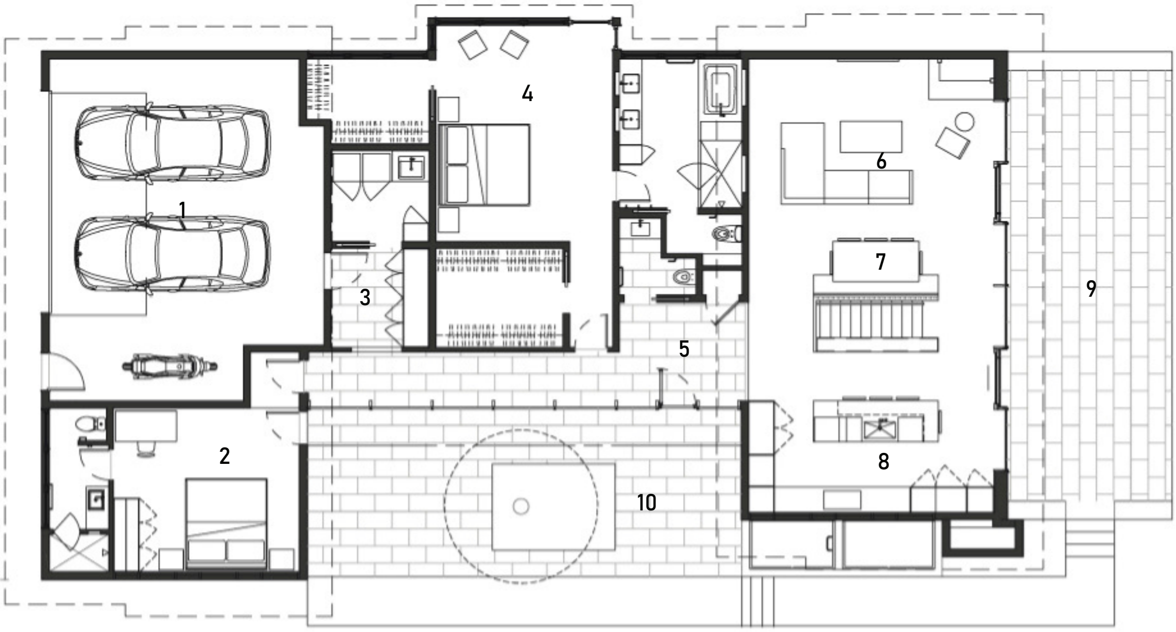


MAIN LEVEL PLAN

0 8 16 32

N

PLAN KEY
1 GARAGE
2 OFFICE
3 MUDROOM
4 PRIMARY SUITE
5 ENTRY
6 LIVING
7 DINING
8 KITCHEN
9 PATIO
10 ENTRY COURTYARD



LOWER LEVEL PLAN

0 8 16 32

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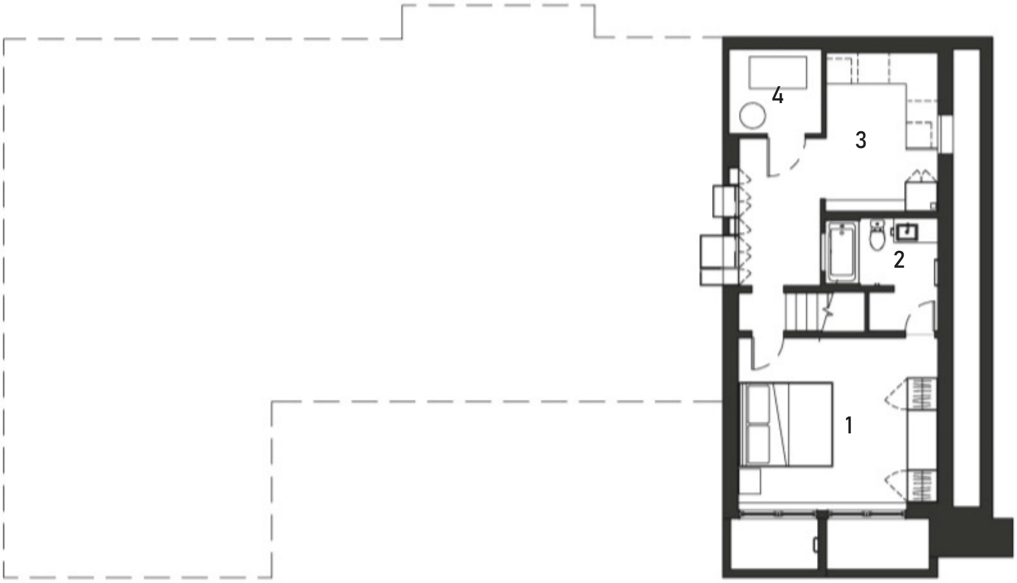
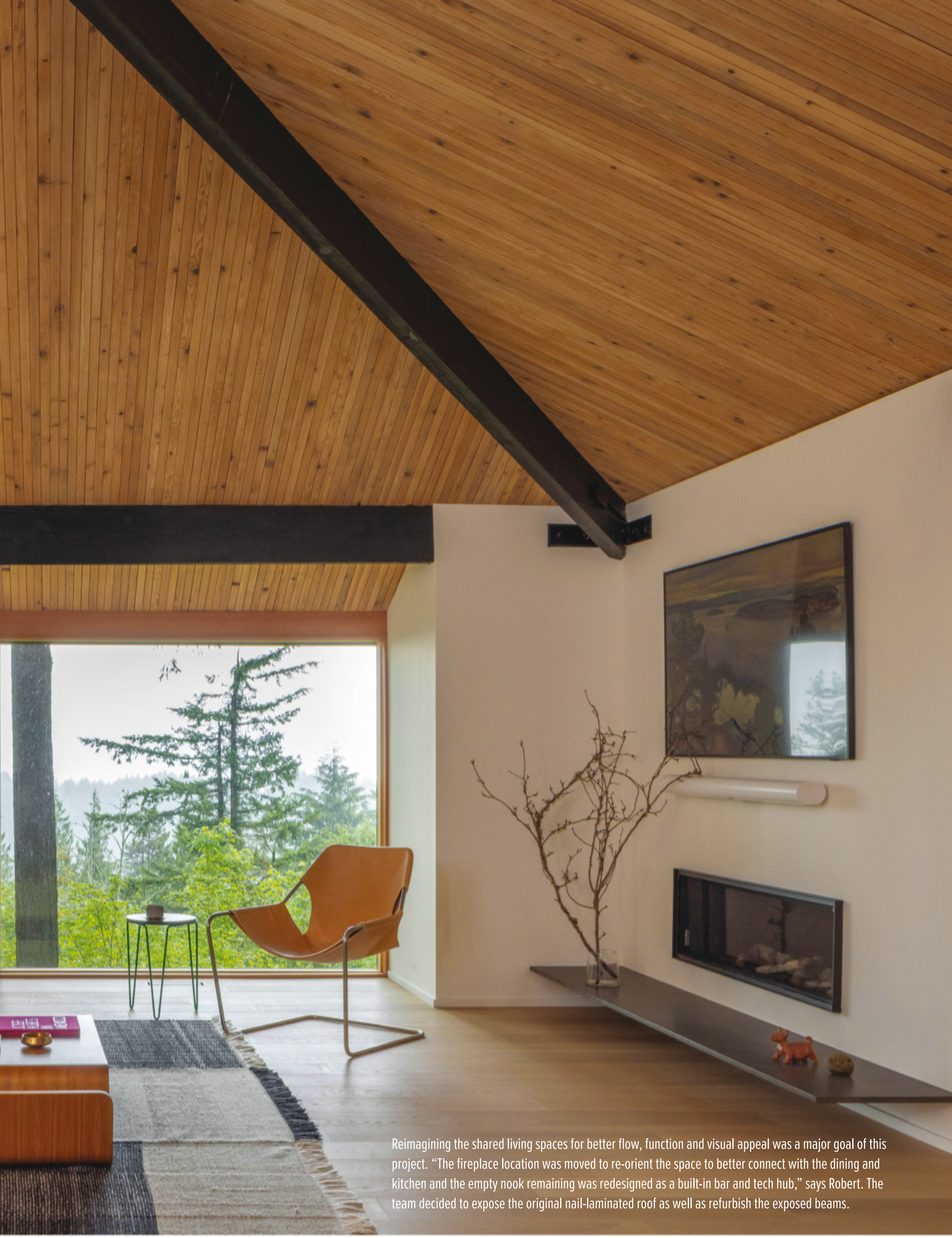
PLAN KEY
1 GUEST BEDROOM
2 GUEST BATHROOM
3 SEWING ROOM
4 MECHANICAL



FOREST REFUGE

Mid Century Modern meets modern minimalist in this 1963 secluded home nestled in the west hills of Portland, OR.

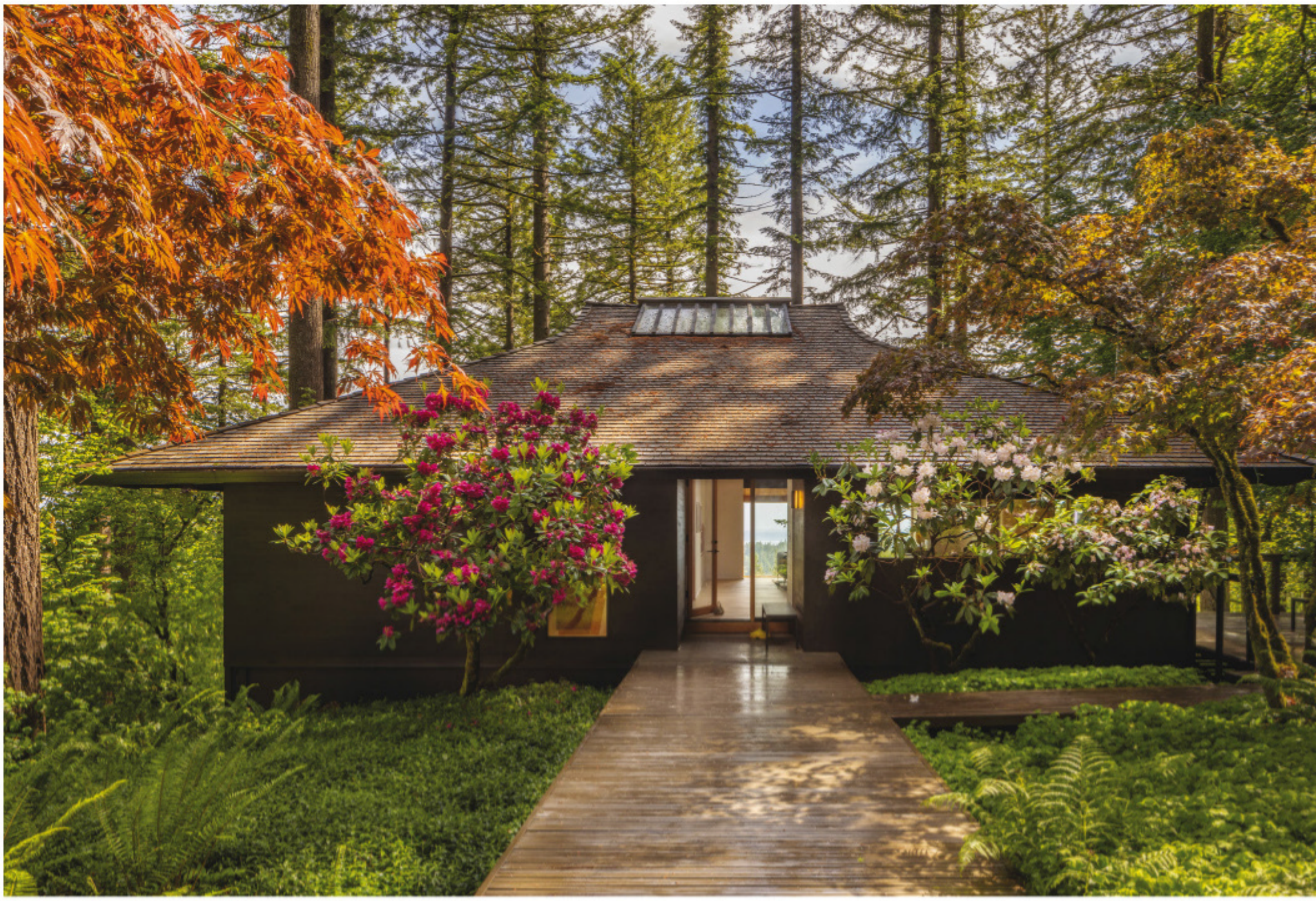
By **Laura Shimko** | Photography by **Rafael Soldi**



Reimagining the shared living spaces for better flow, function and visual appeal was a major goal of this project. "The fireplace location was moved to re-orient the space to better connect with the dining and kitchen and the empty nook remaining was redesigned as a built-in bar and tech hub," says Robert. The team decided to expose the original nail-laminated roof as well as refurbish the exposed beams.

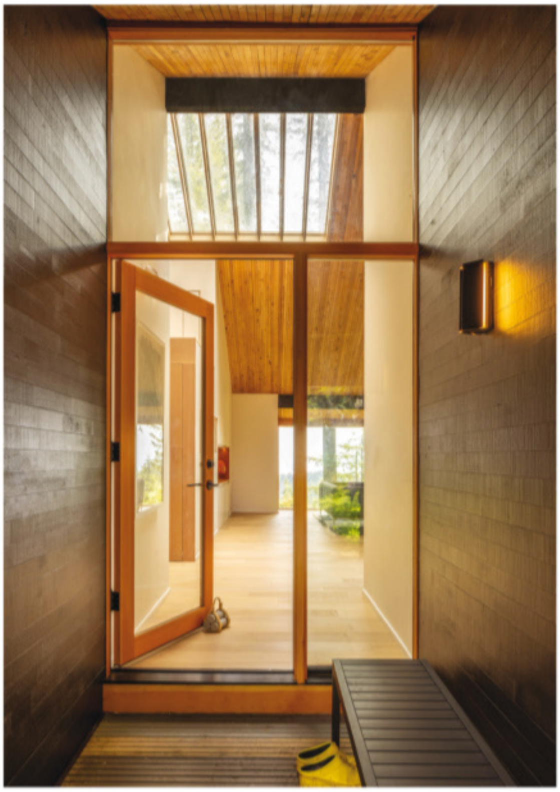
The forests of the Portland hills greatly shaped both the original architectural design as well as the remodel. Robert Arlt and Prentis Hale, Project Architect and Design Principal respectively, focused on preserving and expanding visual connections to exterior spaces to maximize the beauty of the home's surroundings.

FOR MANY, MID MOD DESIGN immediately conjures images of cozy ranchos with walls of windows settled amongst palm trees and desert landscapes. However, the Pacific Northwest boats of its own iteration of MCM architecture and design, shaped and promoted by several brilliant architects who utilized the style within the context of wetter, colder weather, woodlands, hills and mountains. Saul Zaik is one of the renowned architects of this region who has had a profound influence on modernist residential developments. Among his projects, he designed this home for friend and next-door neighbor, interior designer Howard Hermanson.



above: While most of the home renovation conducted by SHED Architecture & Design was focused on the interior of the main living space, the team also revamped the home's exterior with a repaired and refreshed look and feel and allows it to melt into its surroundings. "The exterior cedar cladding was replaced as needed and stained dark so the home recedes into and showcases the landscape," says Robert.

below: The original window locations of the entryway are preserved, reinforced by replaced custom stop-in glazing to ensure many more decades of fresh, natural light. Upon entry the eye is immediately drawn upwards to the skylight that provides an unhindered view of the tree boughs and blue sky above.



EAST MEETS NORTHWEST

Featuring three structures – a house, tea pavilion and studio/garage – the property appears to be part of the wooded landscape that surrounds it, each structure linked by elevated wood walkways and decks to maximize outdoor living spaces and connection. When new owners took over the property in 2020, they enlisted the help of SHED Architecture & Design, a Seattle-based firm specializing in modern and sustainable projects that range from custom homes and remodels to commercial buildings, landscape and furniture design. Helmed by Design Principal Prentis Hale and Project Architect Robert Arlt, the renovation project began in 2022 with the goal of bringing to life the new owners' vision of reorganizing the layout, maximizing the natural light, and incorporating their own take of Mid Mod style, all while honoring the original intent of Zaik.

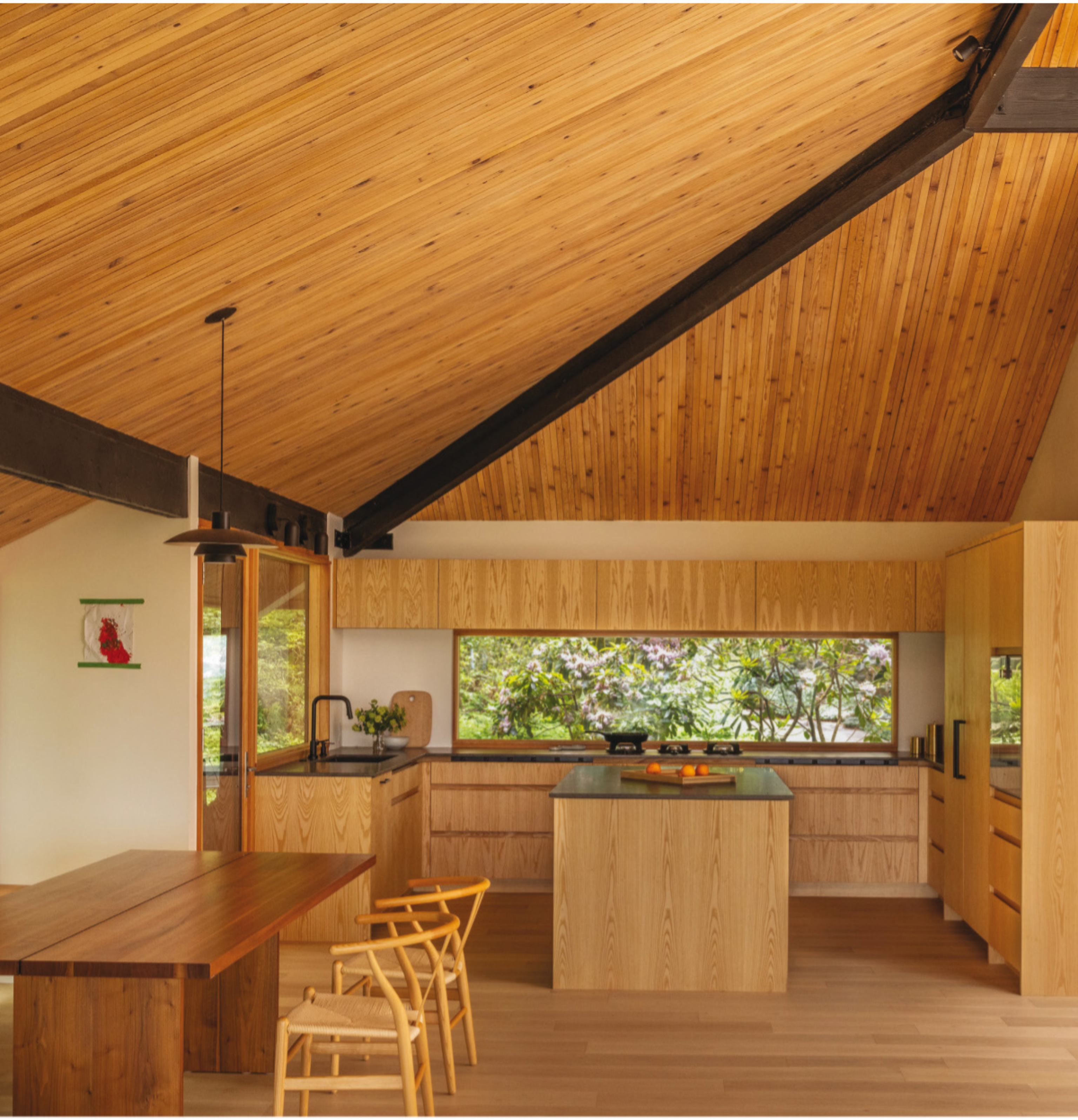
top: Fusing together Mid Century Modern and minimalist design means mixing the dynamic shapes and lines of MCM with the clean, nature-inspired and simple look and feel of minimalism. A Knoll Hairpin table and Paulistano armchair by DWR give a Mid Mod feel without overpowering the view through the floor to ceiling windows in the background.

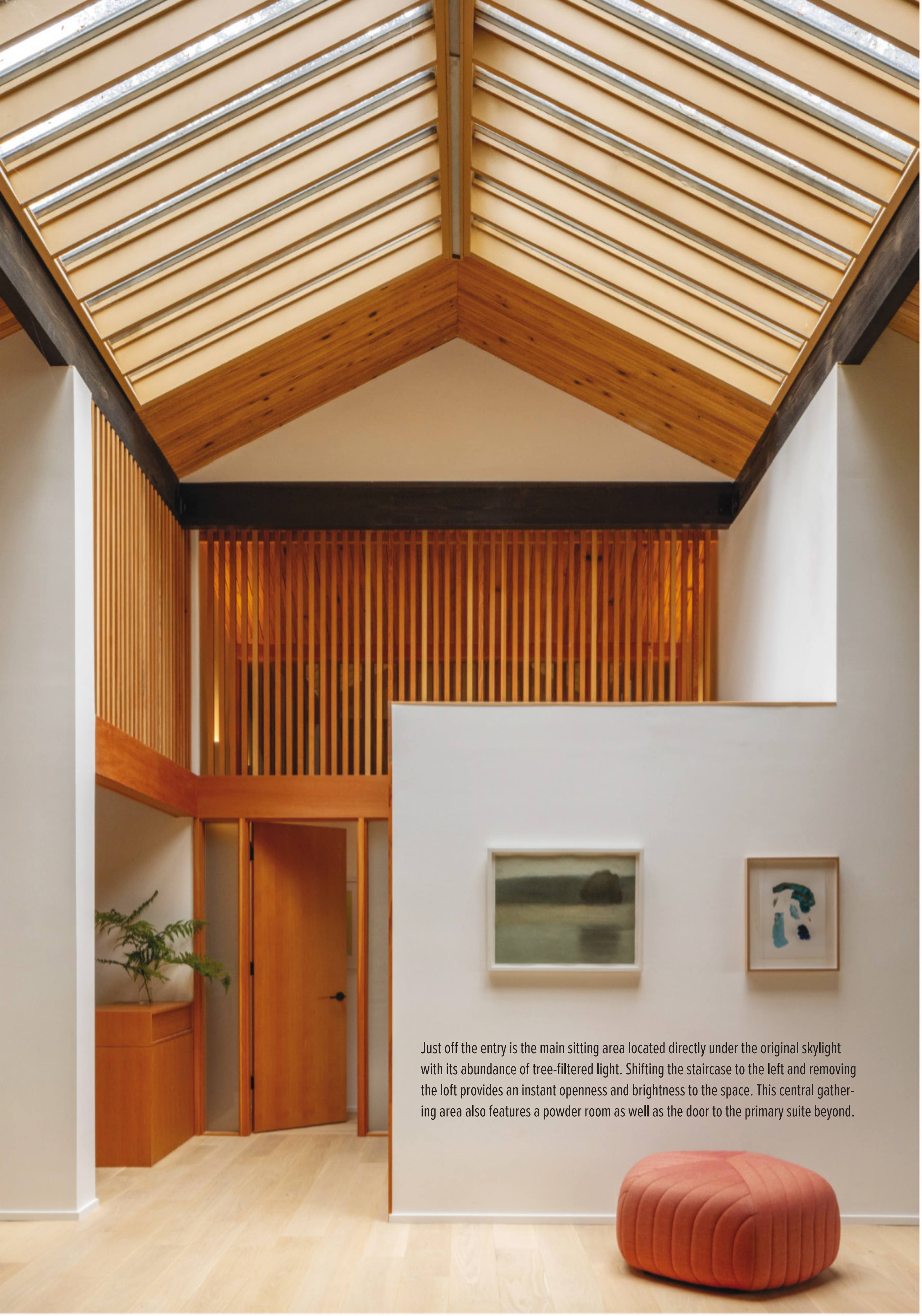
In any mid-century home renovation, blending old and new requires a strong discernment between those features that can go and those that ought to stay, as well as a delicate balance between personal style preferences and the original architect's design. "The focal point of the design is honoring Saul Zaik's work while catering to the young couple's modernist minimalism style with clean lines, clear alignments, and natural materials to achieve a synthesized, elegant simplicity," says Robert. Describing the home's style as "East meets Pacific Northwest," the new owners were eager to enhance the indoor/outdoor living that characterizes Mid Century Modern design, as well as improve the home's overall functionality.

FINDING FLOW

Getting started, the homeowners secured the original blueprints and notes detailing the design inspiration for the whole home and delivered them to SHED Architecture & Design to help inform the renovation. "We aimed to synthesize an approach to implementing necessary upgrades and programmatic needs with a 'what would Saul do' mindset," says Robert Arlt, Project Architect. "We took this starting point to develop numerous schemes to test and learn their preferences and align scope to budget." The team also drew architectural and design ideas from other Zaik projects and PNW remodels in order to further flesh out all the options available for their clients.

This minimalist-meets-modern area serves as the primary dining space for the family, complete with incredible views. “The space bumps out and new, efficient floor to ceiling glazing and a custom built-in bench allow the owners to comfortably sit directly adjacent to the forest,” says Robert. “The exposed nail-laminated ceiling was refinished and original structural beams were exposed and stained black.”





Just off the entry is the main sitting area located directly under the original skylight with its abundance of tree-filtered light. Shifting the staircase to the left and removing the loft provides an instant openness and brightness to the space. This central gathering area also features a powder room as well as the door to the primary suite beyond.

above, left: Custom slats and casework are vertical grain Douglas Fir were a splurge that was well worth the cost, balancing against the light palette and adding warmth and connection to the forest outside.
above, right: Custom built-in bar with sliding mirror doors allows for easy entertaining in the central sitting area under the skylight.

The home was well looked after, but over the decades had acquired many layers of finishes and minor changes, many of which the team assumes to have been completed by Hermanson himself. Some of the undesirable aspects of the home's original structure are the compartmentalized spaces in the shared living areas, small bathrooms, and location and size of the tight spiral staircase connecting walk-out basement to the loft. To better facilitate flow and function throughout the home, the SHED team got to work reimagining the home while keeping in mind Zaik's original intent. "Given the task of reconfiguring and providing safer circulation, removing the loft, and maximizing natural light, the question we kept coming back to during the design investigation was, how do we do that so the large central skylight can organize and impact every space in the home?" says Robert.

left: As with any home design, the details are what elevate a space. Custom integrated LED lighting above the range is subtle and functional, while continuous integrated reveal pulls provide a streamlined, clean front to the cabinetry.

below, right: Custom features give the primary bath a truly personalized feel without taking away from the original design of the home. "The custom vanity and medicine cabinet extend up to transom windows to allow light and views through the new slat screen to the skylight," says Robert.

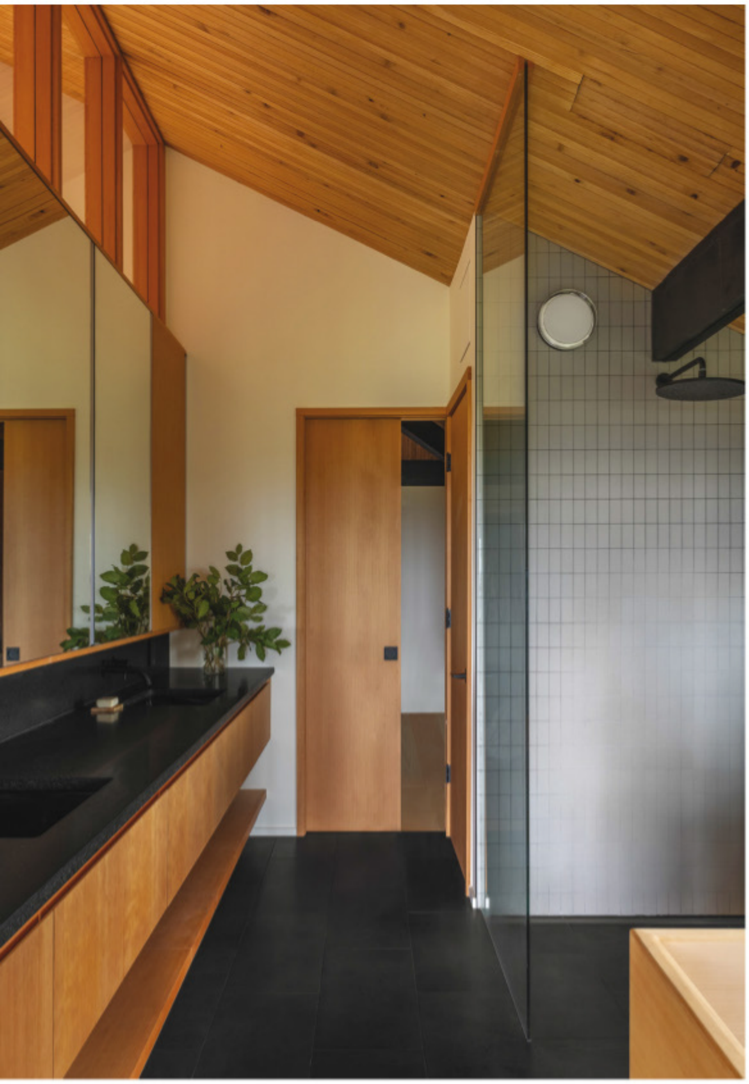
below, right: Windows were added to allow for more connection to exterior views, as well as to allow more natural light into the home. "Custom white ash casework with built-in lighting and a new window frame a view to mature rhododendrons," says Robert.

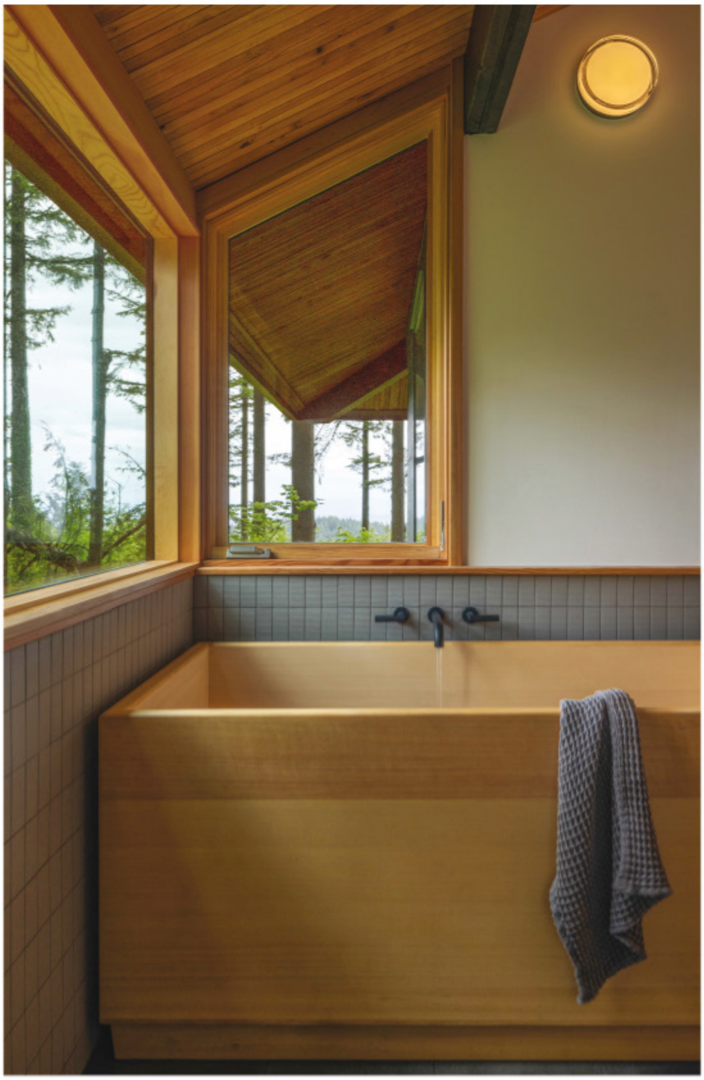
opposite, top: One of the benefits of renovation and modify the layout is the ability to reshape the living spaces to fit personal functional and aesthetic goals. For the new homeowners, this informal hangout/playroom, located at the bottom of the stairs and the site of a removed bathroom, serves as the perfect place to gather with their child.

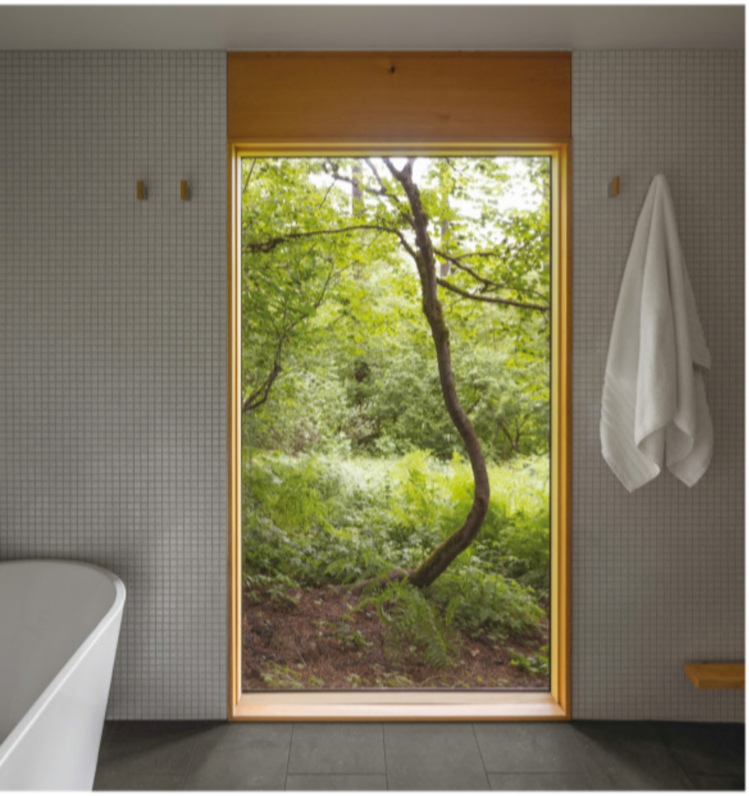
opposite, bottom: Walls of windows provide a quintessentially Mid Mod feel to this lower level bedroom area that serves as a flexible space to accommodate the family's changing needs.

ONE WITH NATURE

The forested surroundings of the home, complete with east views to Mt. Hood, played a large role in the redesign of the home. “Every existing and new window opening was considered and designed to frame views to particular trees,” says Robert. Incorporating more windows and better integration of natural light into the interior living spaces was another important part of the renovation. “Removing the loft allowed the forest-filtered light into the primary volume and adjacent spaces,” he says. Another key feature of MCM design is the connection between interior and exterior spaces. In this project, the team developed an interior layout that helped to facilitate a more cohesive indoor space that then allowed for better flow to the outdoor. “In addition, opening the kitchen to the dining and living room improved the flow and connection to the outdoor deck which connects to a tea pavilion,” Robert says.







above, left: The spacious primary bathroom is the result of reworking the original layout to better accommodate the new owners' wants and needs for their family. Transom windows bring in natural light, while dark granite counter tops and natural stone tile flooring add a dramatic depth and minimalist feel to the space.

above, left: Reworking the floorplan allowed the homeowners to expand the primary bathroom and create a relaxing, customized space to suit their needs. "This space took over two small bathrooms to accommodate a Japanese soaking tub and walk-in shower," says Robert.

left: Taking advantage of the home's new orientation around the original skylight, as well as the abundance of beautiful views outside, the team at SHED worked to create moments of visual interest throughout the home's design. "The small lower level bathroom was moved to a former bedroom space adjacent to the new stairwell and features a large window framing a sculptural tree just outside," says Robert.

above: Bringing a sense of division between public and private spaces was another goal of the redesign of the home's layout. Tucked behind a door off the entryway, the primary suite feels relaxing and secluded with a continuation of light wood tones and minimalist design. "The original furred-down ceiling was removed in the primary suite to reveal the exposed wood ceiling above," says Robert.

right: The powder room off the entryway is a new addition to the layout of the home, providing better functionality for guests as well as family. "The new powder room is located directly below the skylight and features a glass opening above the custom fir vanity," says Robert.

Because the project was mainly focused on interior design, the team made sure to utilize natural materials that reflect and connect to the woodland environment enveloping the property. "The interior emphasizes a natural material palette linked to the surrounding landscape and complementing the structurally exposed and refinished fir ceiling," says Robert. "The palette includes stone tile, numerous woods seen in the surrounding forest such as ash, cedar, and vertical grain fir, and volcanic-stone countertops."

PROJECT NOTEBOOK

Year Built: 1963
Location: Portland, Oregon
Original Architect: Saul Zaik
Square Footage: 3,715
Bedrooms: 4
Bathrooms: 2.5
Year of Renovation: 2022-2023
Length of Renovation: 12 Months

SAVE

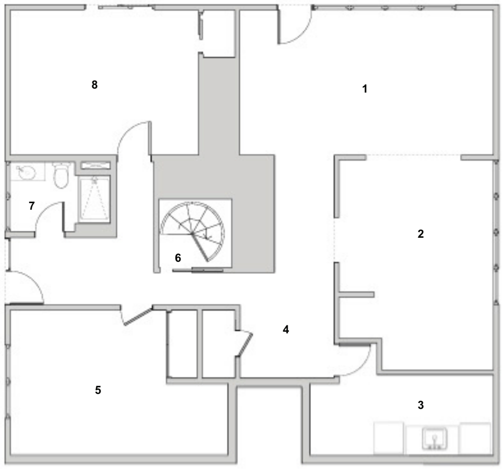
Staying on budget is a key constraint in most renovation/remodel projects, and something any design team must take into consideration when planning. In this project, the team at SHED Architecture & Design decided to keep the original roof and skylight to help conserve costs. "They were in generally good shape and could be replaced at another time," Robert says. This was a major cost-saver, and allows the homeowners to decide on further renovation plans later on. "We also kept the existing mechanical systems as they were relatively newer," Robert says. "Coordination and some re-routing of ducts was done to improve integration and reduce soffits."

SPLURGE

Determining what areas to spend is equally as important as finding ways to save. This is largely based off what the goals of the remodel are, and what priorities the clients have as well as the recommendations by the design team. In this project, the team at SHED advised spending more on cabinetry, shelving, bookcases and storage. "The detailing of the casework package and high-quality materials throughout were essential to complement the original design and achieve the "East meets Pacific Northwest" modernist minimalism the homeowners were looking for," says Robert.

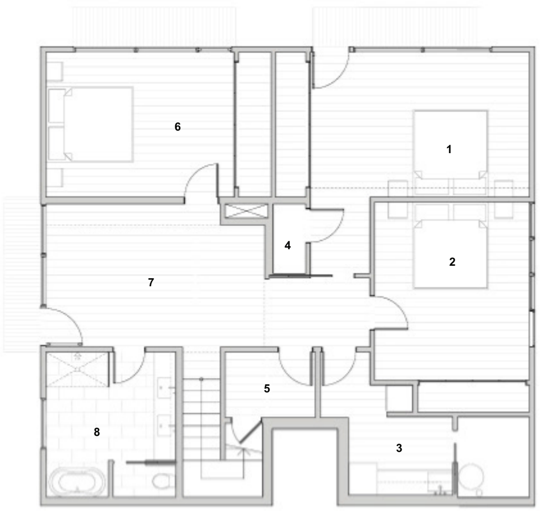
CENTER STAGE

The roof structure and central skylight make this home look and feel unique. One of the primary goals of the remodel was to remove obstruction from and create a focal point of the original skylight, and the team at SHED Archictecture & Design worked to craft a reimagined main living space that highlighted this feature. "Two continuous ring beams at the top of wall and base of skylight frame the space and the spans between feature nail-laminated 2x6 Douglas fir (now re-gaining prominence through mass timber projects) which is left exposed for the ceiling," says Robert.



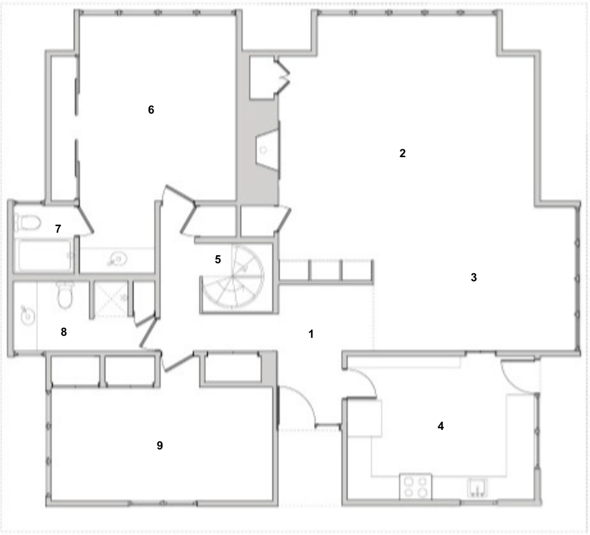
EXISTING BASEMENT LEVEL

1 recreation room
2 kitchen
3 laundry / utility
4 hall
5 bedroom
6 hall
7 bathroom
8 bedroom



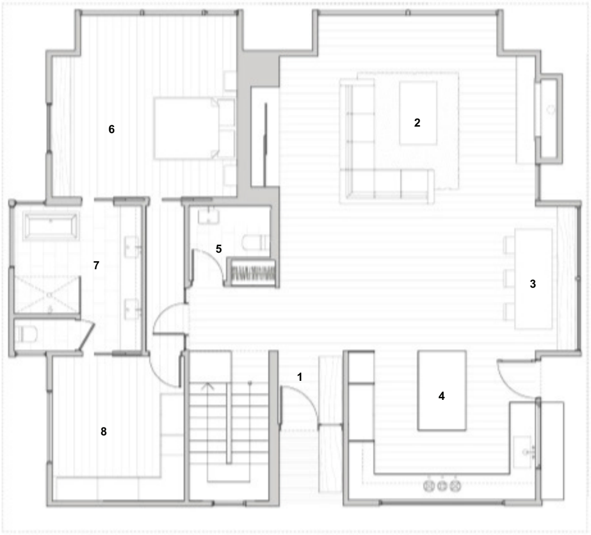
NEW BASEMENT LEVEL

1 bedroom / workout
2 bedroom
3 laundry / storage
4 mechanical closet
5 closet
6 bedroom
7 hangout / hallway
8 bathroom



EXISTING MAIN LEVEL

1 entry
2 living
3 dining
4 kitchen
5 stair
6 primary bedroom
7 primary bathroom
8 bathroom
9 bedroom



NEW MAIN LEVEL

1 entry
2 living
3 dining
4 kitchen
5 powder room
6 primary bedroom
7 primary bathroom
8 primary closet

GOOD BONES, GOOD VIBES

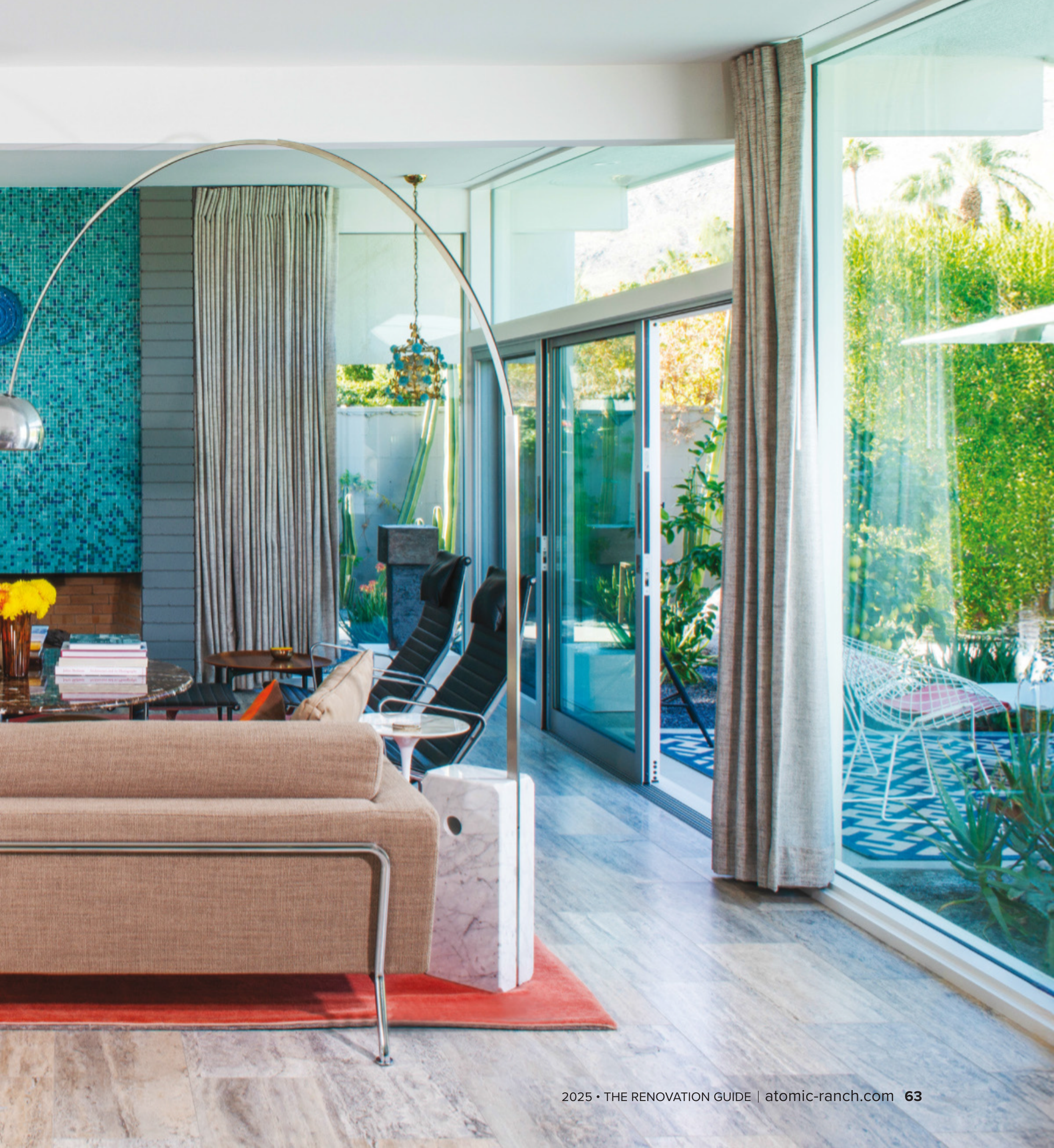
An architecturally rare 1962 Palm Springs house gets updated for 21st century living.

Written by **Jolene Nolte** I Photography by **Dan** Chavkin I Design by **Tom Eich/ModernistLogic**

EVEN WHEN YOU FIND A MID CENTURY MODERN HOME in good condition, including being miraculously undisturbed by bad remodels, it still needs to be brought up to 21st century standards. Homeowner and designer Tom Eich articulates it well, "How do you keep the spirit of the house while keeping it alive for the next century?"

For instance, a tiny kitchen, single pane windows, outdoor laundry are all things that most 21st century homeowners would want to adjust.

Note the abundant clerestory windows that bathe the room in light—and the smooth ceiling that cleverly obscures the ceiling's former concrete "cottage cheese" texture.



opposite, bottom left: Removing the laundry from outside allowed Tom to design an entryway courtyard that takes you from the carport to the home's main entrance, all while paralleling the roofline.

opposite, bottom right: Tom was able to preserve the original carport door and glazed it to protect it from the Palm Springs sunshine.

Fortunately, Tom says, "This is a cool house. I thought so from the moment I first saw it." While the architect is unknown, the house was clearly designed by a thoughtful professional. Every room has a view to the surrounding mountains with clerestory windows perfectly placed to that purpose. The 1962 home also boasts a butterfly roof. Tom had experience renovating Eichler homes, beginning when he was a teenager helping out with the renovation of his parents' Eichler home, and so a beautiful match was made when Tom bought this 1962 Palm Springs home.

ORIGINS

Tom had been living in New York City but had connections to Palm Springs—friends, an aunt and uncle who'd retired there. In 2020, many people were leaving New York City, and Tom had been eyeing real estate in Palm Springs, angling to get out of the city as well. Originally, he'd thought of buying a lot and doing a new build, but the day after learning that the lots he was interested in him were sold, he got an alert from his Zillow watchlist that this 1962 home had come up for sale.

Like many Palm Springs MCM homes, the original kitchen in Tom's home was designed for people on vacation who either dined out or hired help to cook. The renovated kitchen bears no trace of the formerly cramped and burn-damaged space and in fact invites cooking on its snazzy induction range and light-filled open concept.

above: Tom designed the cabinetry himself and had them custom built for the kitchen and bathrooms. The walnut veneer adds classic Mid Century Modern warmth and functionality to the space.

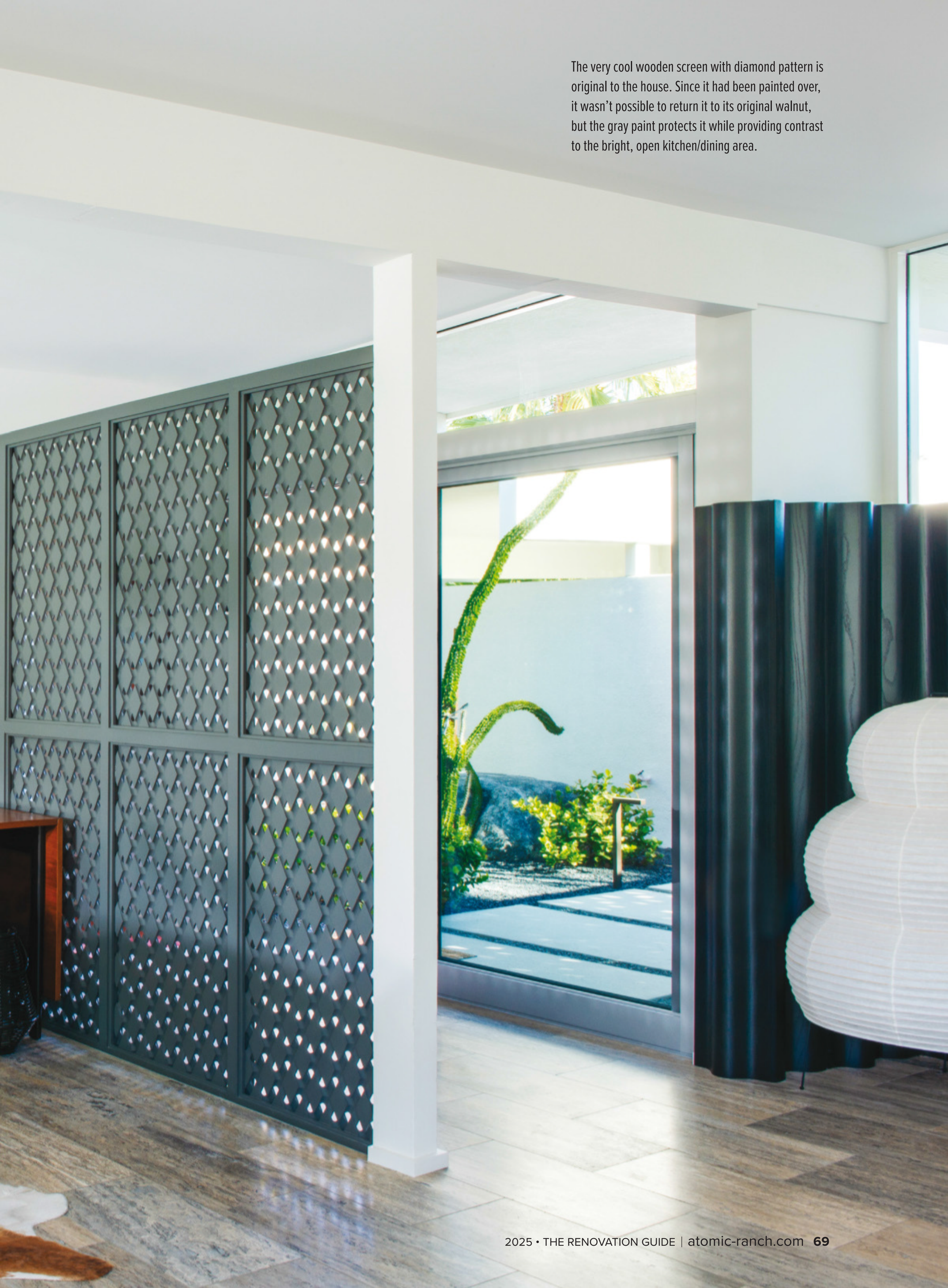
right: The D'Urso round table in Emperador marble top is custom from Knoll while the red Tibetan wool rug from Odegard Carpets provides contrast from the aquamarines of the mosaic glass fireplace surround.

Tom moved in by the end of 2020, and he emphasizes that he lived in it first. "I'd give this advice to anyone considering renovation: You gotta live in the house first and understand it." Some changes were obvious: The single pane windows needed a more energy efficient substitute, the kitchen was extremely small and had burn damage and therefore was begging for renovation. Some were more subtle like the existence of only two sliding glass doors in the whole house.

Tom, who is also the founder of ModernistLogic, a full-service design practice, drew up the renovation plans himself. Tom explains his vision: "I didn't want to change anything substantial about the house's form or detail but just bring it into the 21st century."

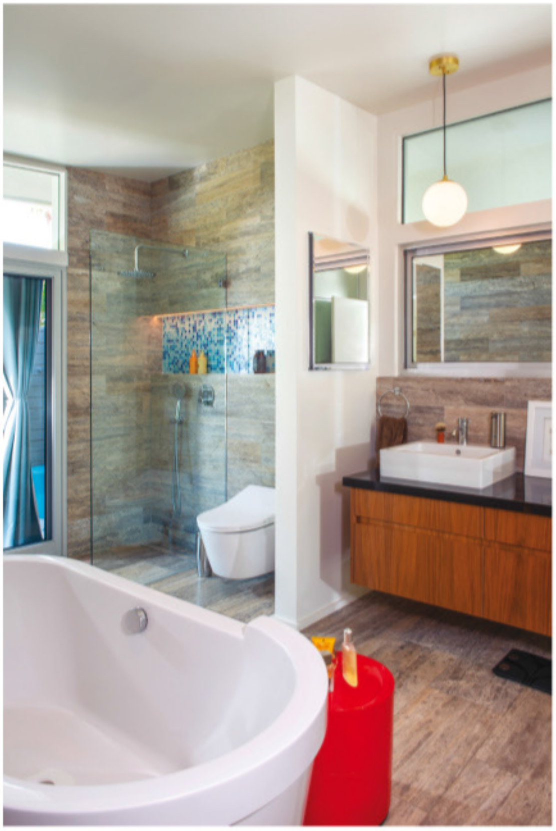
PANDEMIC PROBLEMS

Despite having done many renovations before and knowing to order with plenty of leeway, renovating in a pandemic presented Tom and his team with challenges. Part of it was supply chain disruptions that everyone experienced in the pandemic, and part of it was also demand. Many people in Palm Springs were renovating at the same time, making it hard to find a contractor. A dishwasher Tom ordered from Germany never appeared. Tom had to switch to a local window provider, Monumental, because the delays everywhere else were months too long.



The very cool wooden screen with diamond pattern is original to the house. Since it had been painted over, it wasn’t possible to return it to its original walnut, but the gray paint protects it while providing contrast to the bright, open kitchen/dining area.

below: The silver vein travertine makes a star appearance in the primary bathroom, functioning as both the flooring and wall material.



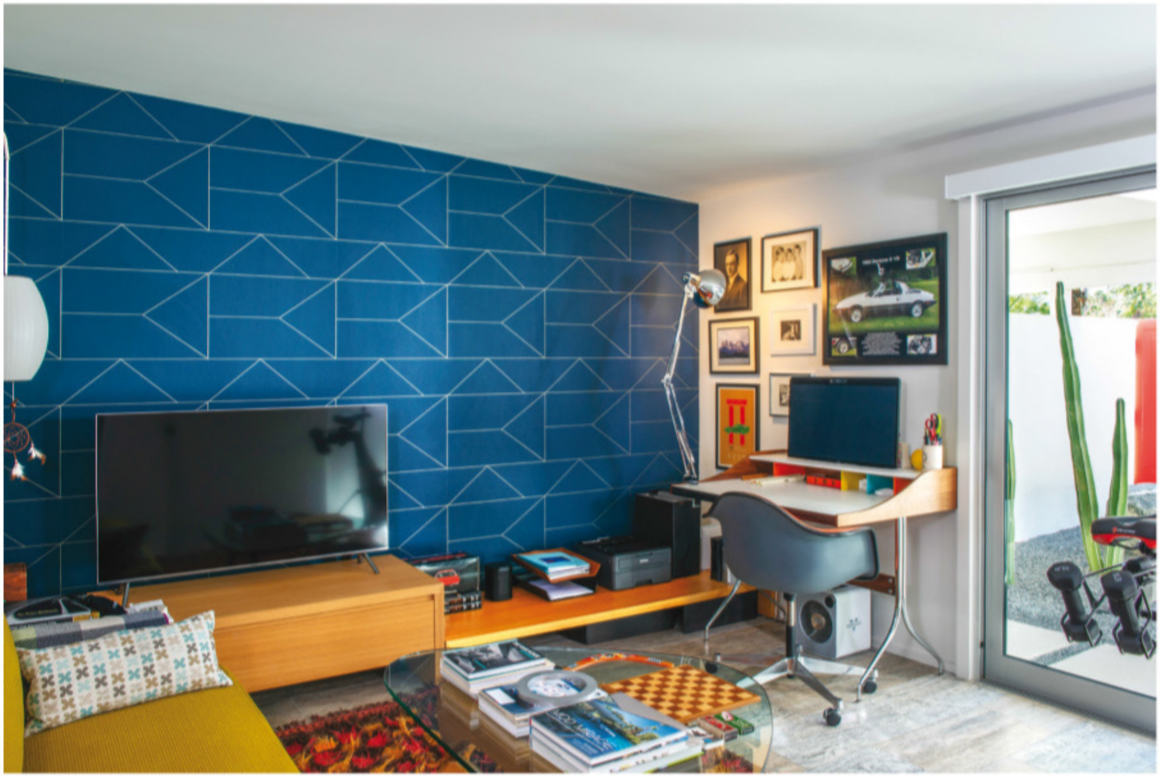
Tom made it through, having learned from previous experience that when it comes to renovating, "You have to decide what battles to fight. The house is never going to look like new construction." For example, in renovating the carport area, they found that one of the beams was not perfectly level. Rather than rebuild the house, they decided to let it be.

MODIFICATIONS

The butterfly roof allowed Tom and his renovation team room to push out the house and claim an extra 100 square feet for the kitchen without altering the home's architectural structure. They also reshuffled space from the extra capacious primary bedroom closet to expand the bathroom.

The home's post and beam construction also allowed Tom to easily add in more sliding glass doors for better indoor-outdoor connection. The spans are a joisted construction, which accommodates those floor-to-ceiling sliding glass doors.

Another important change to the home's functionality was moving the laundry from outside to inside. In addition to ease of use and a more comfortable laundry experience, this opened up exterior space that Tom used to create a courtyard entry framed by breeze blocks.



The flooring when Tom purchased the home was bare concrete. The previous owner had undone the damage from carpet and linoleum in years past, and had gotten it down to a bare concrete slab. Tom weighed his flooring options and settled on a silver vein travertine he knew he liked from previous experience.

The original mosaic glass fireplace surround inspired Tom when it came to designing the pool, which was installed by local Norlan's Pool and Spa.

Breeze block and a water feature complete the exterior entryway with artful touches thanks to the work of Julie DeLeon of Groundwork Design, who designed the landscape.

PRESERVATIONS

In the spirit of honoring the home's mid century vibes and detail, there was a lot that Tom left alone. Many fantastic original details remained such as Venetian mosaic glass around the fireplace, a Murano glass hanging lamp, pinholes in the sheetrock, the carport door and a wooden screen perforated with a diamond pattern. "It was worth preserving," Tom says of the original wooden screen.

Actually, you can view renovations as a preservation of a home, especially a mid-century home. When it comes to renovations, Tom says, "You always have to have a reason to love a house. I thought this was a cool house. I'm glad I renovated it."

SEE RESOURCES, PAGE 112

PROJECT NOTEBOOK

Year Built: 1962
Location: Palm Springs, Twin Palms neighborhood
Original Architect: Unknown
Bedrooms: 3
Bathrooms: 2
Year of Renovation: August 2021-March 2022
Length of Renovation: nine months

SAVE

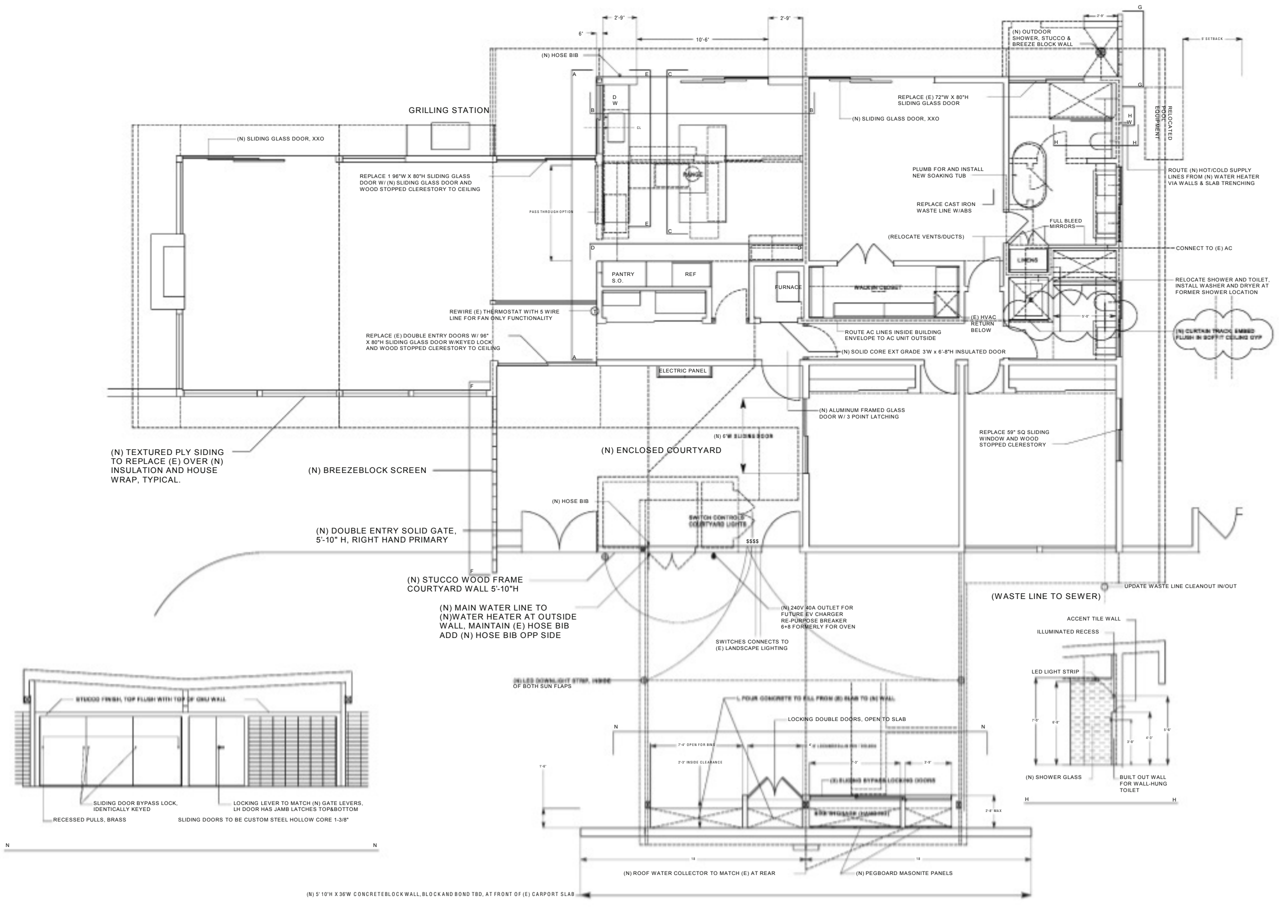
Silver vein travertine for flooring at $6 square foot was a much more economical option than terrazzo. Tom also used the travertine in a horizontal format for shower walls. Another cost-saving move was the ceilings, which had a "cottage cheese" concrete. Rather than completely remove all of it, which would have been costly in time and labor, they decided to cover it with sheetrock. Tom spent Thanksgiving of 2021 finessing plans to keep the clerestory windows undisturbed by the sheetrock by coming up with a trim detail in which the sheetrock could essentially disappear.

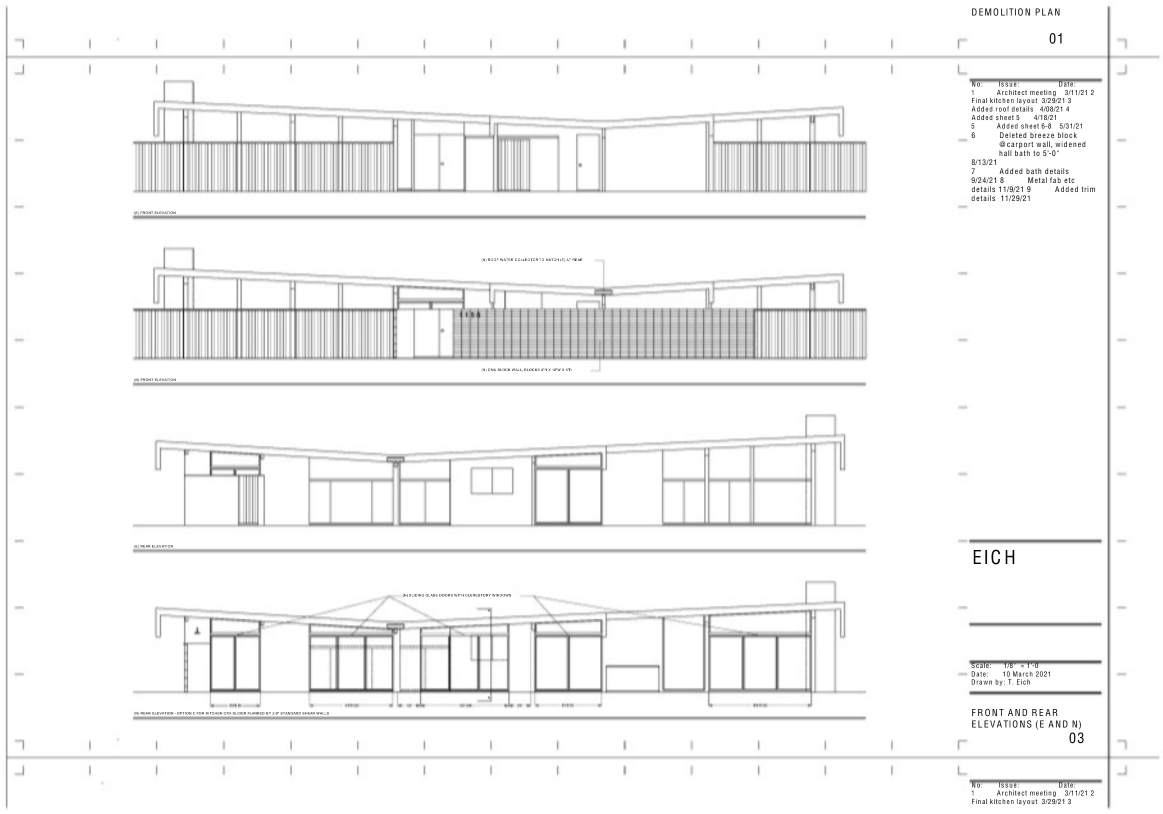
SPLURGE

Tom opted for custom wood cabinets in a walnut veneer in the kitchen and bathrooms. He also splurged on appliances because in a previous renovation, he'd had an experience with those appliances that made him want to upgrade here. They include a Wolf induction range, and the biggest of the splurges, a 42" Hastan grill.

FINISHING TOUCH

The original house had an outdoor laundry area and utility closet. Tom moved the laundry inside and the extra space from that exterior closet to create an entry with breeze block that gives both residents and guests a sense of "procession through space."


(N) HOSE BIB
GRILLING STATION
(N) SLIDING GLASS DOOR, XXO
REPLACE 1 96"W X 80"H SLIDING GLASS DOOR W/ (N) SLIDING GLASS DOOR AND WOOD STOPPED CLERESTORY TO CEILING
PASS THROUGH OPTION
RANGE
PANTRY S.O.
REF
REWIRE (E) THERMOSTAT WITH 5 WIRE LINE FOR FAN ONLY FUNCTIONALITY
REPLACE (E) DOUBLE ENTRY DOORS W/ 96" X 80"H SLIDING GLASS DOOR W/KEYED LOCK AND WOOD STOPPED CLERESTORY TO CEILING
ELECTRIC PANEL
REPLACE (E) 72"W X 80"H SLIDING GLASS DOOR
(N) SLIDING GLASS DOOR, XXO
(N) OUTDOOR SHOWER, STUCCO & BREEZE BLOCK WALL
RELOCATED POOL EQUIPMENT
PLUMB FOR AND INSTALL NEW SOAKING TUB
REPLACE CAST IRON WASTE LINE W/ABS
FULL BLEED MIRRORS
(RELOCATE VENTS/DUCTS)
ROUTE (N) HOT/COLD SUPPLY LINES FROM (N) WATER HEATER VIA WALLS & SLAB TRENCHING
CONNECT TO (E) AC
LINENS
FURNACE
WALK-IN CLOSET
RELOCATE SHOWER AND TOILET, INSTALL WASHER AND DRYER AT FORMER SHOWER LOCATION
(E) HVAC RETURN BELOW
(N) CURTAIN TRACK, EMBED FLUSH IN SOFFIT CEILING GYP
ROUTE AC LINES INSIDE BUILDING ENVELOPE TO AC UNIT OUTSIDE
(N) SOLID CORE EXT GRADE 3'W x 6'-8"H INSULATED DOOR
(N) ALUMINUM FRAMED GLASS DOOR W/ 3 POINT LATCHING
REPLACE 59" SQ SLIDING WINDOW AND WOOD STOPPED CLERESTORY
(N) TEXTURED PLY SIDING TO REPLACE (E) OVER (N) INSULATION AND HOUSE WRAP, TYPICAL.
(N) BREEZEBLOCK SCREEN
(N) ENCLOSED COURTYARD
(N) 6'W SLIDING DOOR
(N) HOSE BIB
SWITCH CONTROLS COURTYARD LIGHTS
(N) DOUBLE ENTRY SOLID GATE, 5'-10" H, RIGHT HAND PRIMARY
(N) STUCCO WOOD FRAME COURTYARD WALL 5'-10"H
(N) MAIN WATER LINE TO (N)WATER HEATER AT OUTSIDE WALL, MAINTAIN (E) HOSE BIB ADD (N) HOSE BIB OPP SIDE
(N) 240V 40A OUTLET FOR FUTURE EV CHARGER RE-PURPOSE BREAKER 6+8 FORMERLY FOR OVEN
SWITCHES CONNECTS TO (E) LANDSCAPE LIGHTING
(WASTE LINE TO SEWER)
UPDATE WASTE LINE CLEANOUT IN/OUT
ACCENT TILE WALL
ILLUMINATED RECESS
LED LIGHT STRIP
(N) SHOWER GLASS
BUILT OUT WALL FOR WALL-HUNG TOILET
(N) LED DOWNLIGHT STRIP, INSIDE OF BOTH SUN FLAPS
POUR CONCRETE TO FILL FROM (E) SLAB TO (N) WALL
LOCKING DOUBLE DOORS, OPEN TO SLAB
(N) ROOF WATER COLLECTOR TO MATCH (E) AT REAR
(N) PEGBOARD MASONITE PANELS
(N) 5'10"H X 36'W CONCRETE BLOCK WALL, BLOCK AND BOND TBD, AT FRONT OF (E) CARPORT SLAB
STUCCO FINISH, TOP FLUSH WITH TOP OF CMU WALL
SLIDING DOOR BYPASS LOCK, IDENTICALLY KEYED
LOCKING LEVER TO MATCH (N) GATE LEVERS, LH DOOR HAS JAMB LATCHES TOP&BOTTOM
RECESSED PULLS, BRASS
SLIDING DOORS TO BE CUSTOM STEEL HOLLOW CORE 1-3/8"
10'-6"
2'-9"
6"


DEMOLITION PLAN
01
No: Issue: Date:
1 Architect meeting 3/11/21
2 Final kitchen layout 3/29/21
3 Added roof details 4/08/21
4 Added sheet 5 4/18/21
5 Added sheet 6-8 5/31/21
6 Deleted breeze block @carport wall, widened hall bath to 5'-0" 8/13/21
7 Added bath details 9/24/21
8 Metal fab etc details 11/9/21
9 Added trim details 11/29/21
(E) FRONT ELEVATION
(N) ROOF WATER COLLECTOR TO MATCH (E) AT REAR
(N) CMU BLOCK WALL, BLOCKS 4"H X 12"W X 8"D
(N) FRONT ELEVATION
(E) REAR ELEVATION
(N) SLIDING GLASS DOORS WITH CLERESTORY WINDOWS
(N) REAR ELEVATION - OPTION C FOR KITCHEN OXX SLIDER FLANKED BY 2-6" STANDARD SHEAR WALLS
EICH
Scale: 1/8" = 1'-0
Date: 10 March 2021
Drawn by: T. Eich
FRONT AND REAR ELEVATIONS (E AND N)
03
No: Issue: Date:
1 Architect meeting 3/11/21
2 Final kitchen layout 3/29/21
3

A STAR REBORN

A professional interior designer and mid-century enthusiast looked beyond the dilapidation of this former rental home and resurrected it as a glorious MCM jewel.

By **Victoria Van Vlear** | Photography by **Nicholas La**

The living room boasts the original pink Rhyolite stacked stone fireplace, which has a unique feature of being double sided. There are two cylindrical chimneys coming out the top, allowing it to function from both sides. "The stack above the interior wood burning fireplace is the working flue, then the other one was for the outside portion, but it's not functional anymore because we installed a grill for the exterior," Stacy says.

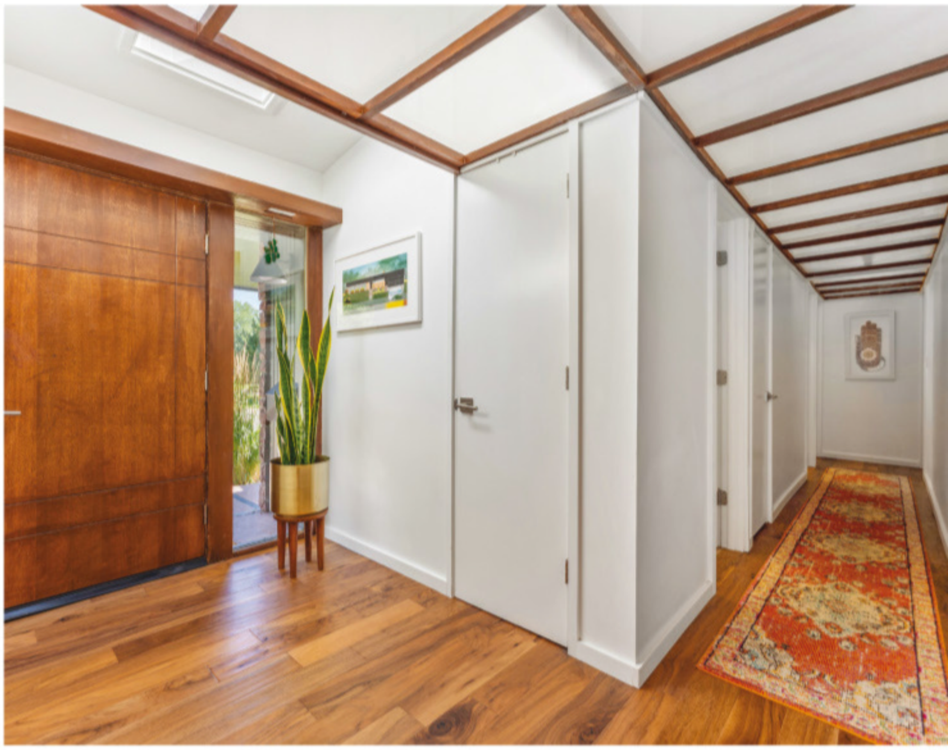
FRANKLIN ST.
600 EAST
BATE AVE.
2909 SOUTH
Arapahoe
Acres

The neighborhood of Arapahoe Acres is what drew Stacy. "It has an energy and overall feel that's so unique," she says. "We have a handful of mid century neighborhoods in Denver, but none of them are as condensed as Arapahoe Acres. None of them are as special, with people who are so appreciative of the aesthetic."

AS THE POPULARITY OF MID CENTURY MODERN HAS GROWN, it has become more challenging for homeowners to get their hands on an authentic MCM property. So sometimes, you have to get creative. That was the case for interior designer Stacy Kosis of Nook Design Collective. "That's my personal aesthetic, and I've been fortunate to work on it [professionally]," she says. She grew up in a mid-century home in Phoenix, and when she moved to Denver, she knew she wanted another home from the time period," she says. "I decided to do my own walking tour of mid century neighborhoods in Denver, and ran into a gentleman walking his dog. His father had lived in this house for 30 years but had moved into a retirement home, and the house had been a rental for 15 years." That fateful conversation led her to purchase that house, but it would take a lot of work before it was move-in ready.

THIS PARTICULAR HOME WAS ONE OF EDWARD HAWKINS' DESIGNS, A LAYOUT THAT WAS ON THE COVER OF *BETTER HOMES & GARDENS* IN 1954.

right: While Stacy was able to save the original mahogany trim around the outside of the front door, she had to replace the door itself. "[The previous homeowners] had replaced [the original door] with one that had very weird patterning from the '70s, and had water damage and was in bad wood rot condition," she says. She was able to match the stain on the new wood to the 75-year-old wood practically perfectly.



ARAPAHOE ACRES

One of the initial draws to the house for Stacy was the neighborhood. Arapahoe Acres is an enclave of 123 mid-century units, designed by architects Eugene Sternberg and Edward Hawkins. “It’s a really special cluster of homes set into the non-descript homes around it,” Stacy says. As the neighborhood developed, the two architects ended up with differing opinions. “Sternberg wanted to do affordable, lower-priced housing, but with Edward Hawkins, the more he built, the more custom he wanted to get,” Stacy says. The Sternberg houses are on the outer ring of the development, closer to the cross streets, “and then you go into the ‘inner circle,’ which sounds so snooty, but it’s where the homes get bigger and more custom as the development went on,” Stacy says.

And the neighborhood has managed to stay intact over the years. “All of them are still there, nothing has been fully demolished,” Stacy says. It’s now part of the National Register of Historic Places, which translates into a friendly set of neighbors who share the same passion. “The neighbors are thoughtful and keep an eye on the houses being true to mid-century style,” Stacy says. “You really need to be thoughtful with what you do with architecture, especially on the exterior.”

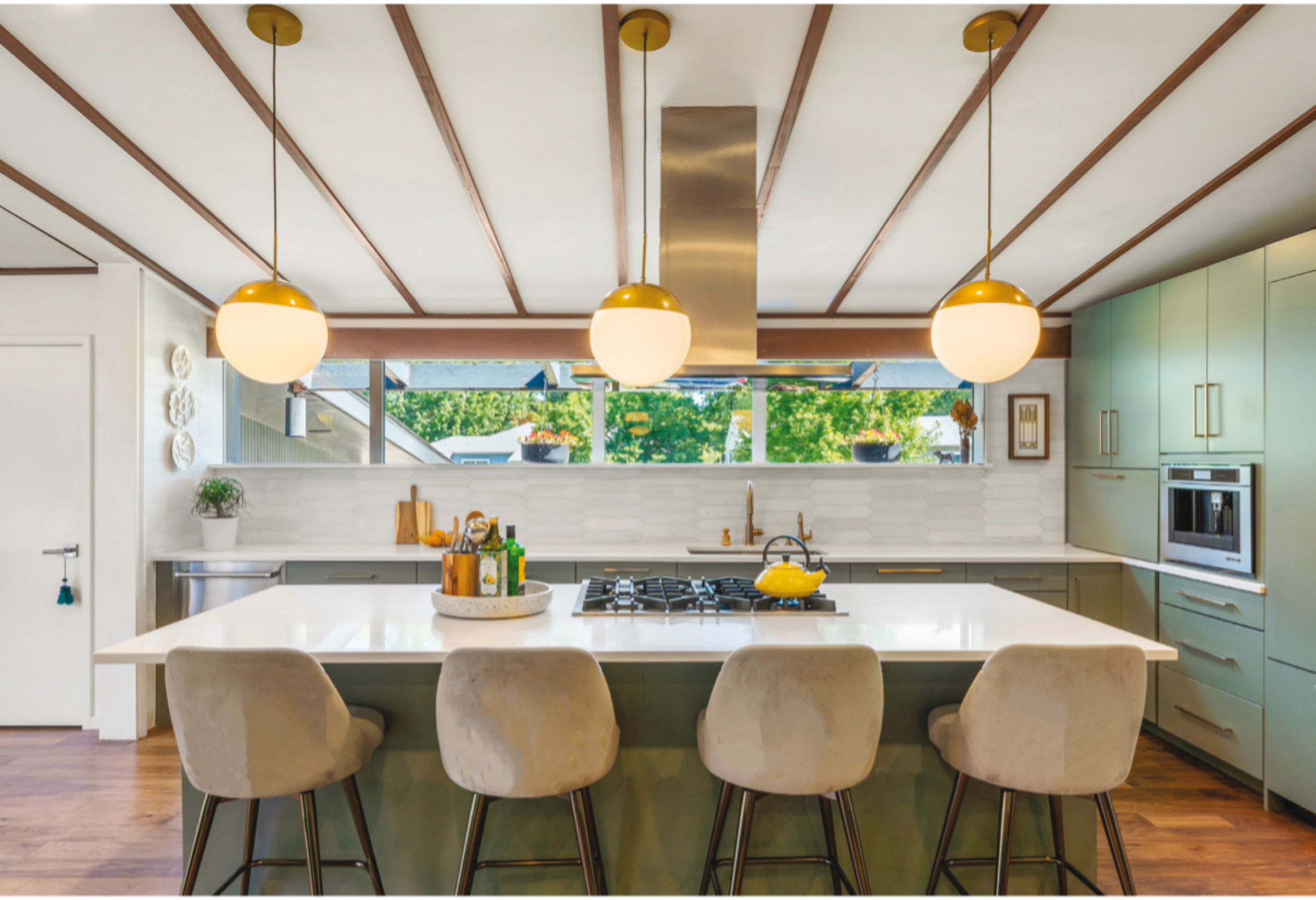
DILAPIDATED RENTAL

This particular home was one of Edward Hawkins’ designs, a layout that was on the cover of *Better Homes & Gardens* in 1954. But despite the exterior staying true its original design, an interior renovation in 1979 destroyed a lot of the 1950s charm. On top of that, when the homeowner moved into a retirement home and turned the property into a rental, it fell into further disrepair. “It was very dilapidated,” Stacy says. “The renters had dogs who lived in the home that were not potty trained. I’ve never smelled anything like that in my whole life.” There had also been an electrical fire, which resulted in large black smoke marks up the walls.

The original 1954 design had a single sliding glass door that led to the backyard. When the previous homeowners renovated in the ‘70s, they added a sunroom off the back of the dining room that didn’t match the aesthetic of the home. Stacy removed the sunroom and replaced the single sliding glass door with a wall of glass. “We took the NanaWall from wall to wall and opened that up,” Stacy says. The portrait sketch is one Stacy’s mom did in college, which Stacy framed and has carried with her to every house she’s owned.

below: During the renovation, Stacy extended the kitchen further down the length of the house to add more work and storage space, since there are no longer any upper cabinets. "It was having a lot of organization with base cabinetry, but also extending the kitchen into what was originally the dining room so we could continue the cabinetry," Stacy says. "We had to get creative for where to keep everything."

opposite, bottom: The kitchen was originally a narrow galley, with bland tile countertops and very little space to move around other cooks. The old wall became the new kitchen island, and now the wood beam running between the kitchen and living space is visible. "That really stood out after removing that wall," Stacy says. The kitchen has become her favorite space in the house. "The light from the kitchen windows spilling into the living room was huge," she says.



Stacy knew she needed to do a major renovation. "There wasn't a single thing that stayed intact," she says. "We gutted it down to the studs." The updates included reconfiguring the floorplan, new drywall, electrical, insulation, roof insulation, an HVAC system, duct system, windows and window coverings, cabinetry and flooring. "When we moved the bathroom and cut into the concrete, we exposed some of the ductwork and realized it was totally deteriorated," Stacy says. "We weren't expecting that. We had to do mini-splits throughout the house." There were some original features they weren't able to save, such as the cork flooring, which the pet urine had fully saturated.

HAWKINS' DESIGN, REIMAGINED

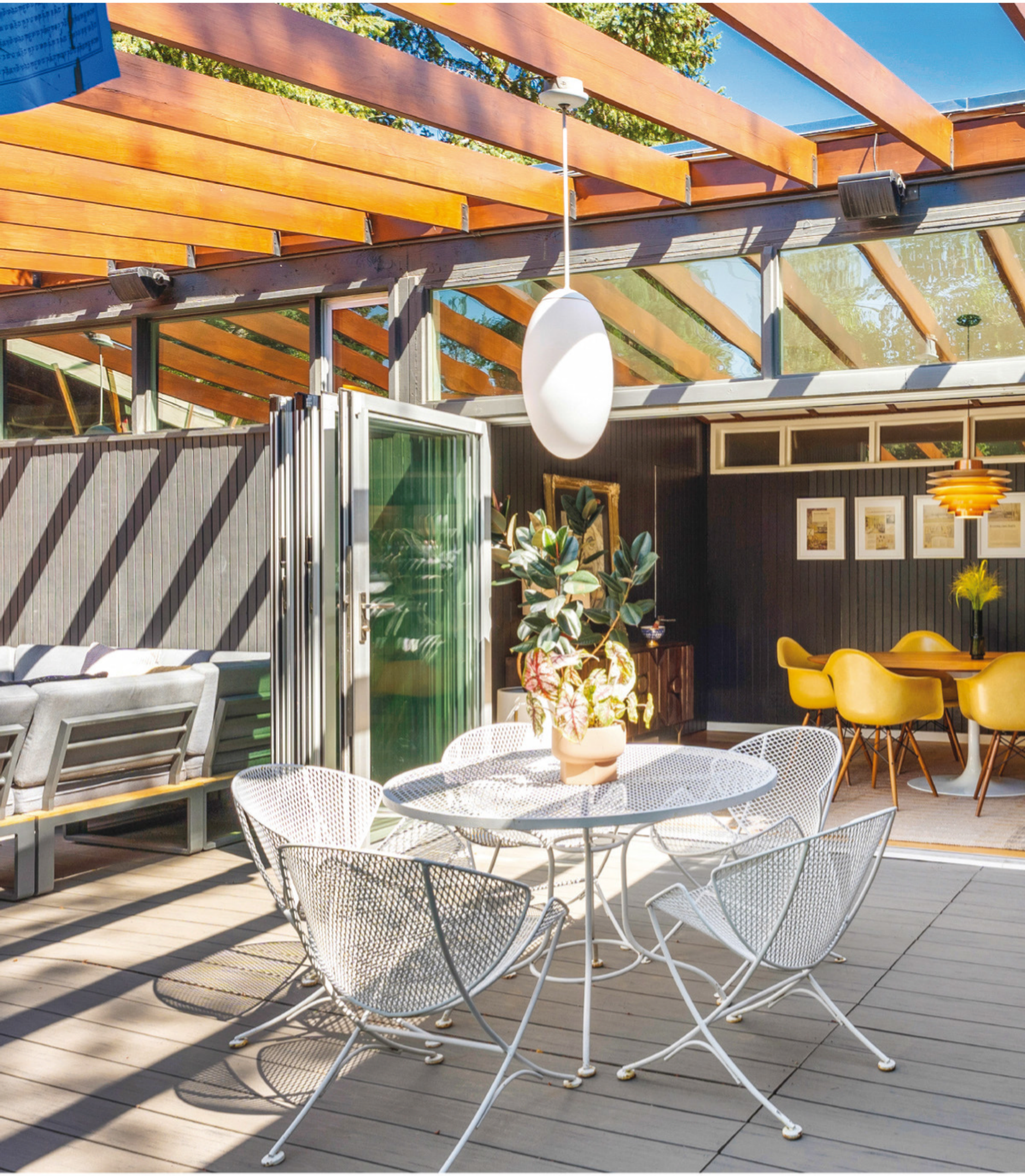
Despite—or perhaps because of—the extensive repairs, Stacy had the opportunity reimagine the house for 21st-century living. "I'm not a purist," she says. "Materials have come so far since the '50s. I want something that's going to survive the way we cook, not like laminate." Her goal in this renovation was to blend mid century style with modern living for maximum of form and function. "I knew I wanted to be true to the overall style and materials," she says. "I used walnut wood, geometric patterns, an indoor/outdoor feel and exterior landscaping. I didn't want to take away any natural materials that were still intact." She also wanted to restore features that were no longer intact if she could.

One of the ways she did this was by reconfiguring the layout. The original kitchen was a narrow galley, so she took out the galley wall and created a combined kitchen/living room space that opens up the whole area and adds more light to the living room.

The 1970s-era renovation had added a sunroom, which Stacy removed and replaced with a wall of glass from NanaWall and an open pergola to integrate an indoor/outdoor feel. She also reconfigured the bathrooms and laundry room to more appropriate proportions, so the primary bathroom feels luxurious and the guest bathroom has elbow room that wasn't there before.

"It's so much harder to design for myself," Stacy says. "When it's someone else's home, you can remove the emotion. It's easier to feel confident. But when I'm designing for myself, I question whether it's the right solution. Function is very important to me, and it's a huge responsibility to get it right. To do it and to do it well takes a lot of thought, but to not overthink it for myself is a hard balance." But the results speak for themselves—the home now has sleek mid century style both inside and out, and is appropriate for modern living in the 21st century. It has returned to the desirable gem it was in 1954. ⚛

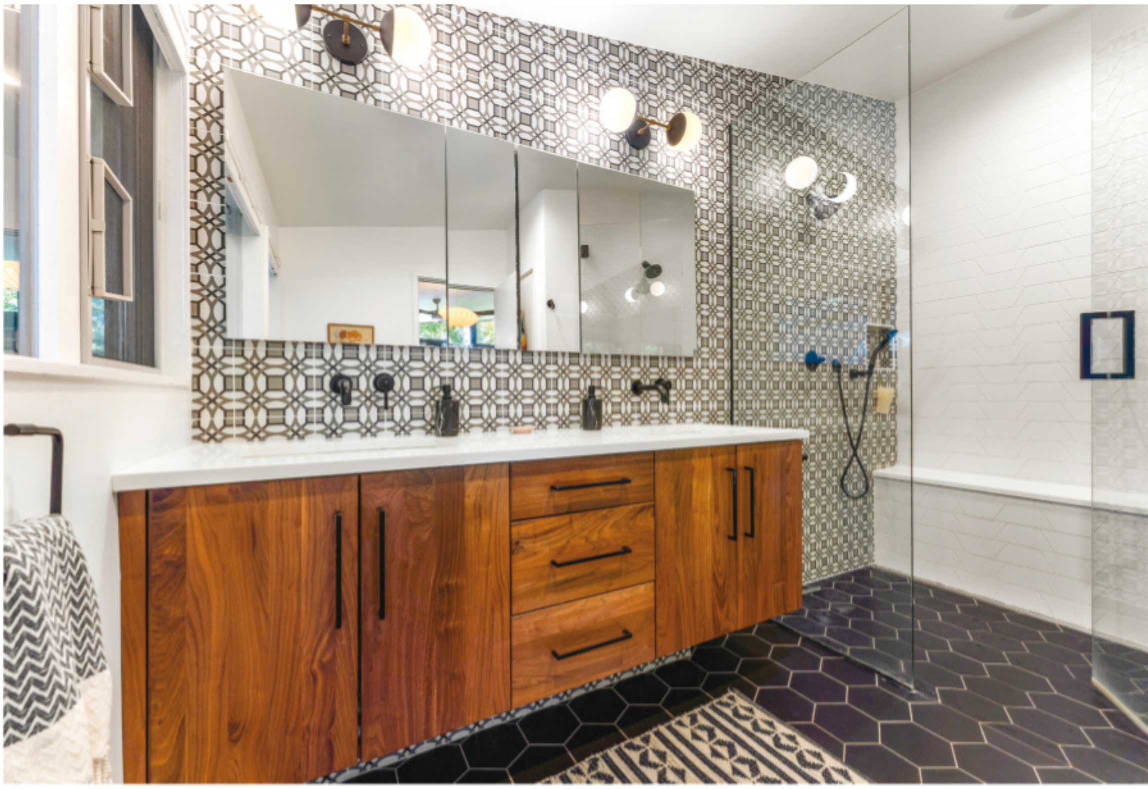
SEE RESOURCES, PAGE 112

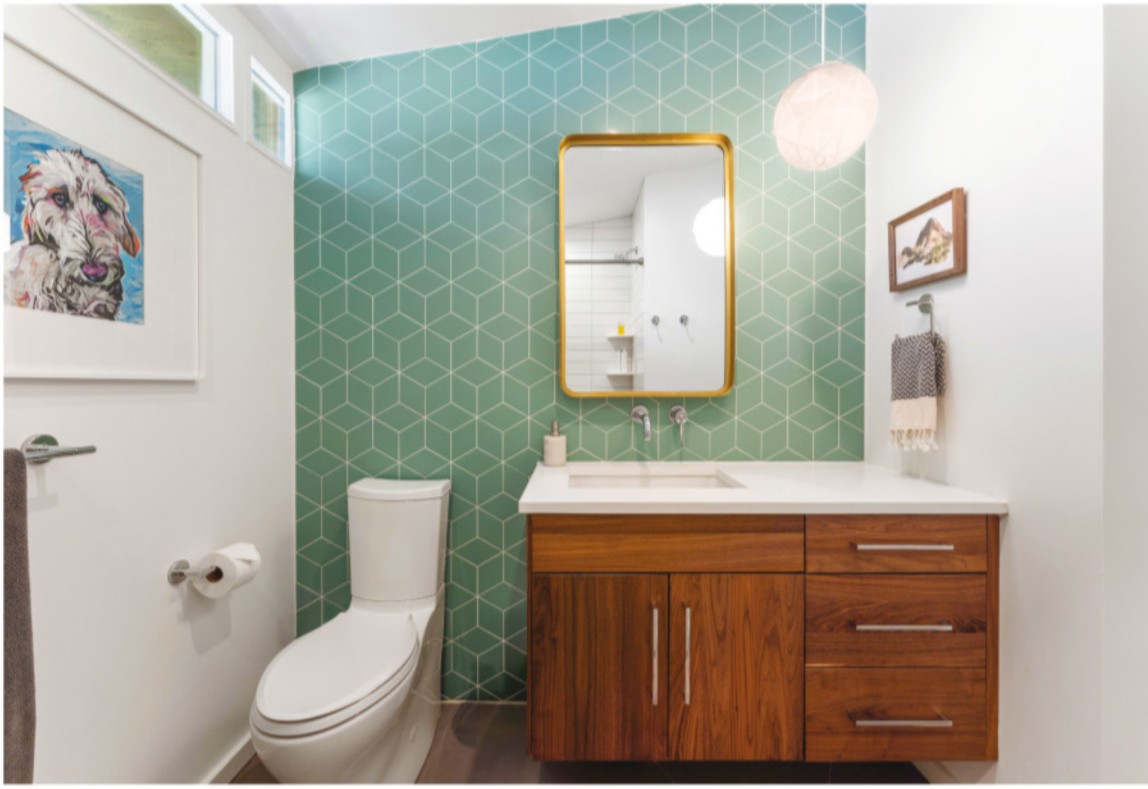


The black wall paneling in the dining room area is original to the house. “It used to be the outside of the house,” Stacy says. “The home ended on the other side of that wall. When I bought it, that space had already been integrated into the home itself, but originally it was a breezeway into the garage.” The two-inch vertical siding is the same on the exterior front of the house, and inside the front courtyard.

below: Stacy rearranged all the bathrooms in the house to have better proportions. The primary bathroom used to end where the shower now begins. “That was the hall bathroom, so we took that and absorbed it to make the shower,” she says. “The vanity and mirrors were in front of the window. The mirrors were the full size of the windows, so you had no natural light in the room.” The custom walnut cabinets are one of Stacy’s favorite features in the house.

bottom: This guest bathroom is off the main hallway of the house. The original layout had a hallway bath-room, but it was tiny and not located for maximum functionality. So Stacy absorbed that bathroom into the primary bathroom, and instead carved out space for the guest bathroom from the laundry room. “On the back side of that mint wall is the laundry room, that room got split in half,” she says.





PROJECT NOTEBOOK

Year built: 1954
Location: Denver, Colorado
Original architect: Edward Hawkins
Bedrooms: 3
Bathrooms: 3
Year of renovation: 2018
Length of renovation: 9 months

SAVE

Homeowner Stacy Kosis of Nook Design Collective was able to save on the tile choices she used in areas such as the bathrooms and kitchen. “I didn’t do anything that was super high-end,” she says. “I did some basic tiles but in fun colors, especially in the bathrooms. The colors make it look more high end. It was cost effective but still gave spunk to the overall finishes.”

SPLURGE

Mahogany. The previous homeowner had painted the home’s mahogany details white, and Stacy spent the time and money it took to get the original mahogany back. There were certain areas they were able to strip and stain to preserve the original wood, such as the trim around the front door. But other areas, such as the 1x2 boards on the ceilings, started falling apart when they stripped the paint. In those cases, they had to replace the boards with new mahogany pieces.

Walnut. “On the spectrum of wood costs, walnut is the most expensive,” Stacy says. “But it’s very true for that time period. It also has such beautiful variation and movement to it.” Stacy splurged on walnut for the flooring and bathroom cabinets, which give the home an authentic look and feel that works well with the other natural materials Edward Hawkins used in his design.

UNEXPECTED COSTS

Particularly when renovating old homes, unexpected costs come with the territory. “The age of the home was a challenge, as you uncover things,” Stacy says. “For example, we weren’t planning to do mini splits in every room and have the cost associated with that. Redoing the electrical was also an enormous undertaking, to get it up to a safe place.”

September 1954 • 25¢ In Canada 30¢

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▸ 19 pages of ideas for you in this “Home for All America”

▸ *How to use your head*

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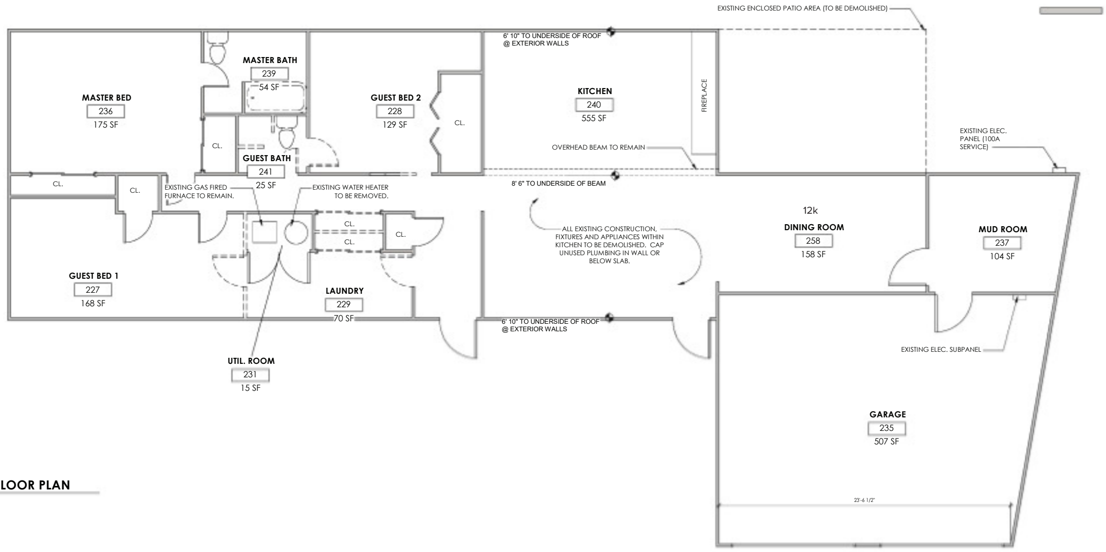
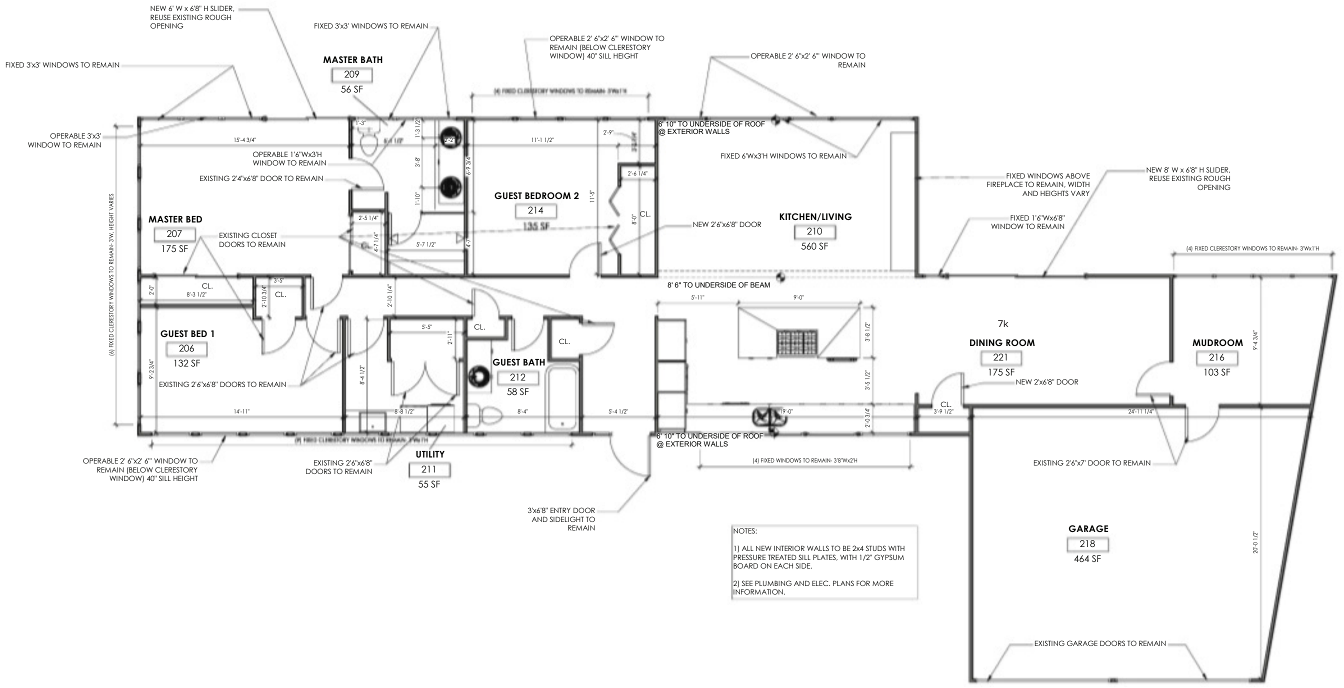
LEGEND:

- ▭ EXISTING CONSTRUCTION TO BE DEMOLISHED
- ▬ EXISTING CONSTRUCTION TO REMAIN


EXISTING ENCLOSED PATIO AREA (TO BE DEMOLISHED)
MASTER BED
236
175 SF
MASTER BATH
239
54 SF
GUEST BED 2
228
129 SF
CL.
6' 10" TO UNDERSIDE OF ROOF @ EXTERIOR WALLS
KITCHEN
240
555 SF
FIREPLACE
OVERHEAD BEAM TO REMAIN
EXISTING ELEC. PANEL (100A SERVICE)
CL.
GUEST BATH
241
25 SF
CL.
CL.
EXISTING GAS FIRED FURNACE TO REMAIN.
EXISTING WATER HEATER TO BE REMOVED.
CL.
CL.
CL.
8' 6" TO UNDERSIDE OF BEAM
ALL EXISTING CONSTRUCTION, FIXTURES AND APPLIANCES WITHIN KITCHEN TO BE DEMOLISHED. CAP UNUSED PLUMBING IN WALL OR BELOW SLAB.
12k
DINING ROOM
258
158 SF
MUD ROOM
237
104 SF
GUEST BED 1
227
168 SF
LAUNDRY
229
70 SF
6' 10" TO UNDERSIDE OF ROOF @ EXTERIOR WALLS
EXISTING ELEC. SUBPANEL
UTIL. ROOM
231
15 SF
GARAGE
235
507 SF
22'-4 1/2"

1 **EXISTING FLOOR PLAN**
Scale: 1/4" = 1'-0"


NEW 6' W x 6'8" H SLIDER, REUSE EXISTING ROUGH OPENING
FIXED 3'x3' WINDOWS TO REMAIN
OPERABLE 2' 6"x2' 6" WINDOW TO REMAIN (BELOW CLERESTORY WINDOW) 40" SILL HEIGHT
OPERABLE 2' 6"x2' 6" WINDOW TO REMAIN
FIXED 3'x3' WINDOWS TO REMAIN
MASTER BATH
209
56 SF
(4) FIXED CLERESTORY WINDOWS TO REMAIN- 3'Wx1'H
OPERABLE 3'x3' WINDOW TO REMAIN
15'-4 3/4"
11'-1 1/2"
6' 10" TO UNDERSIDE OF ROOF @ EXTERIOR WALLS
OPERABLE 1'6"Wx3'H WINDOW TO REMAIN
FIXED 6'Wx3'H WINDOWS TO REMAIN
EXISTING 2'4"x6'8" DOOR TO REMAIN
FIXED WINDOWS ABOVE FIREPLACE TO REMAIN, WIDTH AND HEIGHTS VARY
NEW 8' W x 6'8" H SLIDER, REUSE EXISTING ROUGH OPENING
GUEST BEDROOM 2
214
135 SF
CL.
NEW 2'6"x6'8" DOOR
FIXED 1'6"Wx6'8" WINDOW TO REMAIN
MASTER BED
207
175 SF
EXISTING CLOSET DOORS TO REMAIN
KITCHEN/LIVING
210
560 SF
(4) FIXED CLERESTORY WINDOWS TO REMAIN- 3'Wx1'H
(4) FIXED CLERESTORY WINDOWS TO REMAIN- 3'W, HEIGHT VARIES
CL.
8'-3 1/2"
CL.
8' 6" TO UNDERSIDE OF BEAM
5'-11"
9'-0"
CL.
CL.
7k
DINING ROOM
221
175 SF
MUDROOM
216
103 SF
GUEST BED 1
206
132 SF
GUEST BATH
212
58 SF
NEW 2'x6'8" DOOR
EXISTING 2'6"x6'8" DOORS TO REMAIN
14'-11"
8'-4"
5'-4 1/2"
CL.
24'-11 1/4"
(9) FIXED CLERESTORY WINDOWS TO REMAIN- 3'Wx1'H
6' 10" TO UNDERSIDE OF ROOF @ EXTERIOR WALLS
OPERABLE 2' 6"x2' 6" WINDOW TO REMAIN (BELOW CLERESTORY WINDOW) 40" SILL HEIGHT
EXISTING 2'6"x6'8" DOORS TO REMAIN
UTILITY
211
55 SF
(4) FIXED WINDOWS TO REMAIN- 3'8"Wx2'H
EXISTING 2'6"x7' DOOR TO REMAIN
3'x6'8" ENTRY DOOR AND SIDELIGHT TO REMAIN
GARAGE
218
464 SF
20'-0 1/2"
EXISTING GARAGE DOORS TO REMAIN

NOTES:

1) ALL NEW INTERIOR WALLS TO BE 2x4 STUDS WITH PRESSURE TREATED SILL PLATES, WITH 1/2" GYPSUM BOARD ON EACH SIDE.

2) SEE PLUMBING AND ELEC. PLANS FOR MORE INFORMATION.

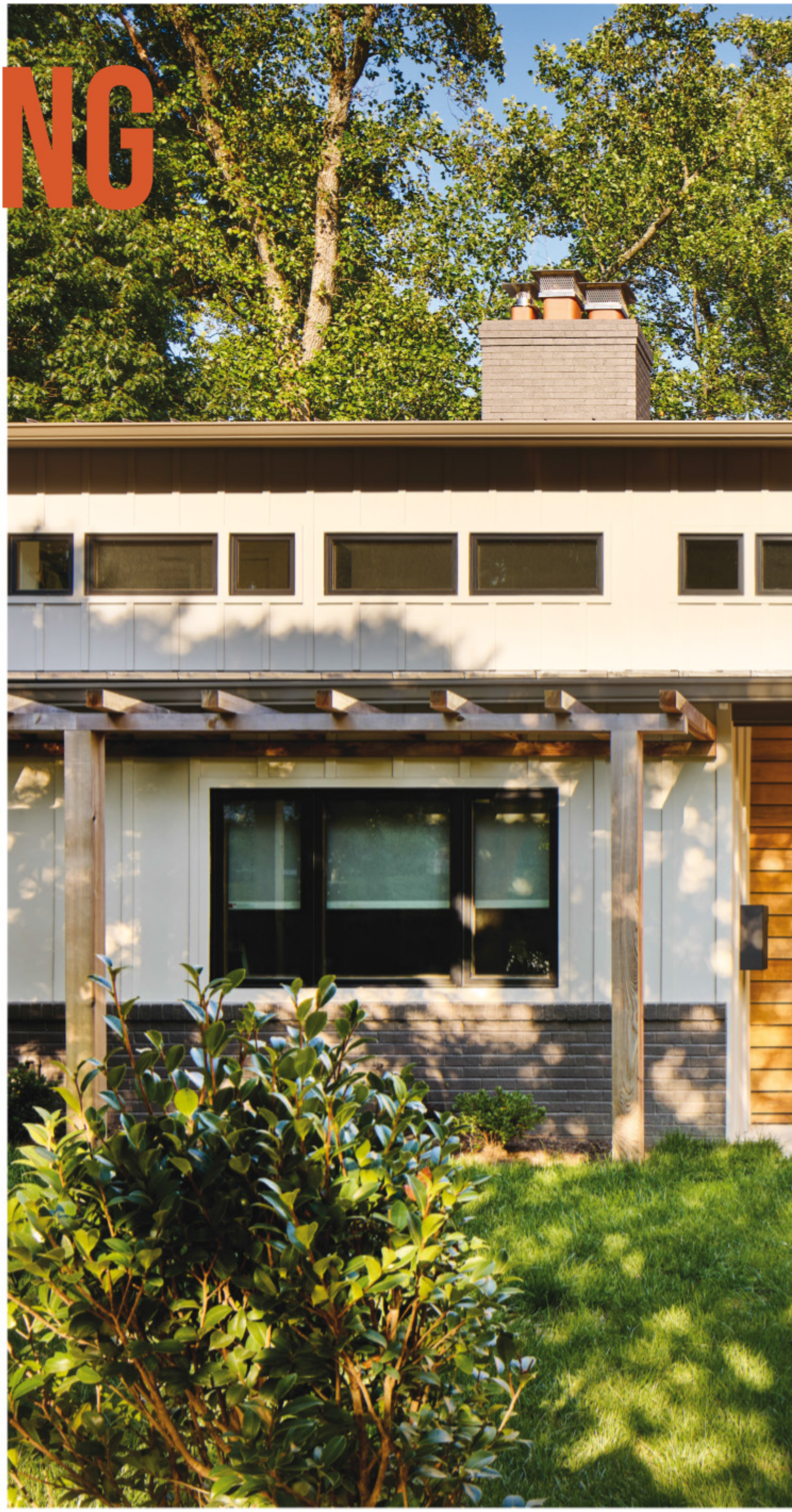
1 **FIRST LEVEL FLOOR PLAN**
Scale: 1/4" = 1'-0"

GROWING UP

A young family decides to modify their beloved mid-century home by adding a second story rather than move to a larger residence.

By **Meryl Schoenbaum**
Photography by **Steve Hershberger**

RELOCATE OR RENOVATE? One of the most difficult decisions homeowners face when they've outgrown their homes is whether to move to a larger house or add onto their current one. The decision becomes even more complicated when the family is living in a stylish and well-constructed mid-century home. But for Rebeca Lamadrid and Daniel Bremer-Wirtig, the decision was an easy one: They still loved their Mid Century Modern home and location, and they wanted their young family to continue to enjoy it in the coming years—with some much-needed modifications for it to grow along with them.



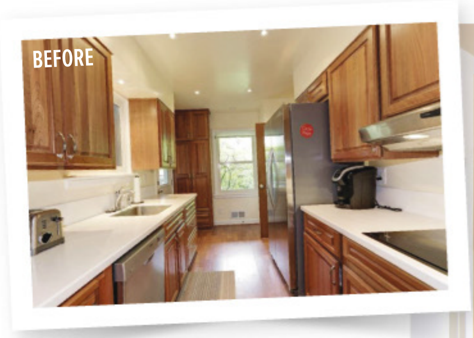
This view of the front of the house shows the second-floor addition, which includes a large primary suite (bed, bath, master closet and office/art studio). The cedar siding, windows, porch and brick at the lower left are all new. You can see from the glass front door through to the back of house. The cedar siding area used to be a carport.

BEFORE
536

top: Comfort and atomic style coexist in the living room, with plush modern seating for guests and large windows that frame the lush greenery. **bottom:** The design team created a storage/mudroom room area near the front door for the family.

Rebeca and Daniel hired Four Brothers Design + Build, based in Washington, D.C., to increase the space and improve the functionality of their beloved home. "The clients reached out to us when they saw the work we had done locally," says Sondra Zabroske, architect/team lead for the remodeling project. "They loved their house and the location, but their family just outgrew the space and wanted more functionality for everyday living and entertaining."

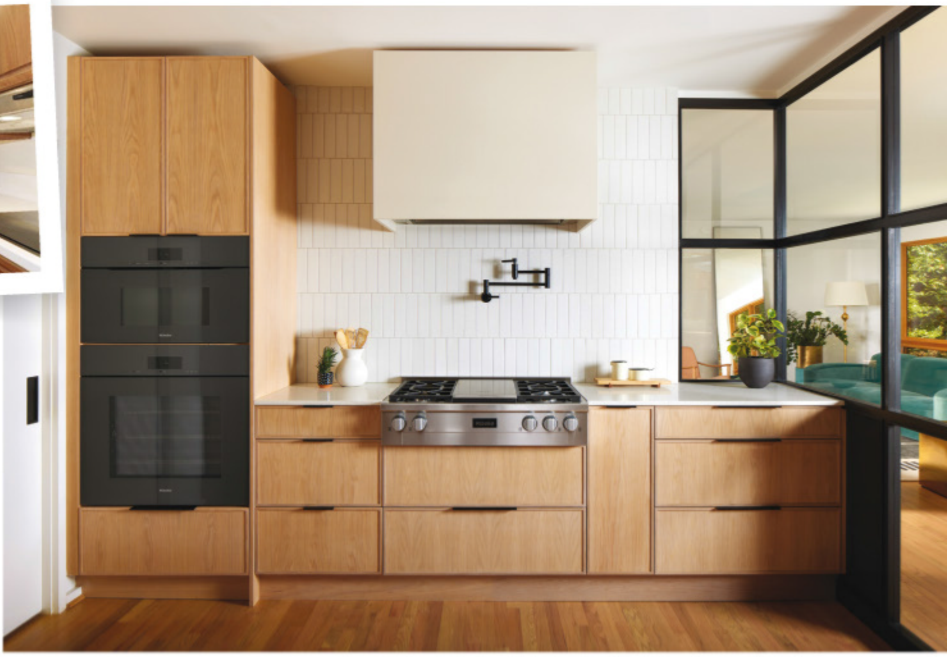
The Chevy Chase, Maryland, home was built in 1955, during the post-World War II era. "The original home just had one level, but we added a level to it so there is a walkout basement and two floors above it," Sondra says. "The two key design goals Rebeca and Daniel had were to be respectful of the original mid-century architectural design of the home and neighborhood, and to work with the surrounding landscape by bringing nature in rather than dominating it. It was important to them for their home not to tower over their neighbors' [homes] but to be in harmony with the existing setting."

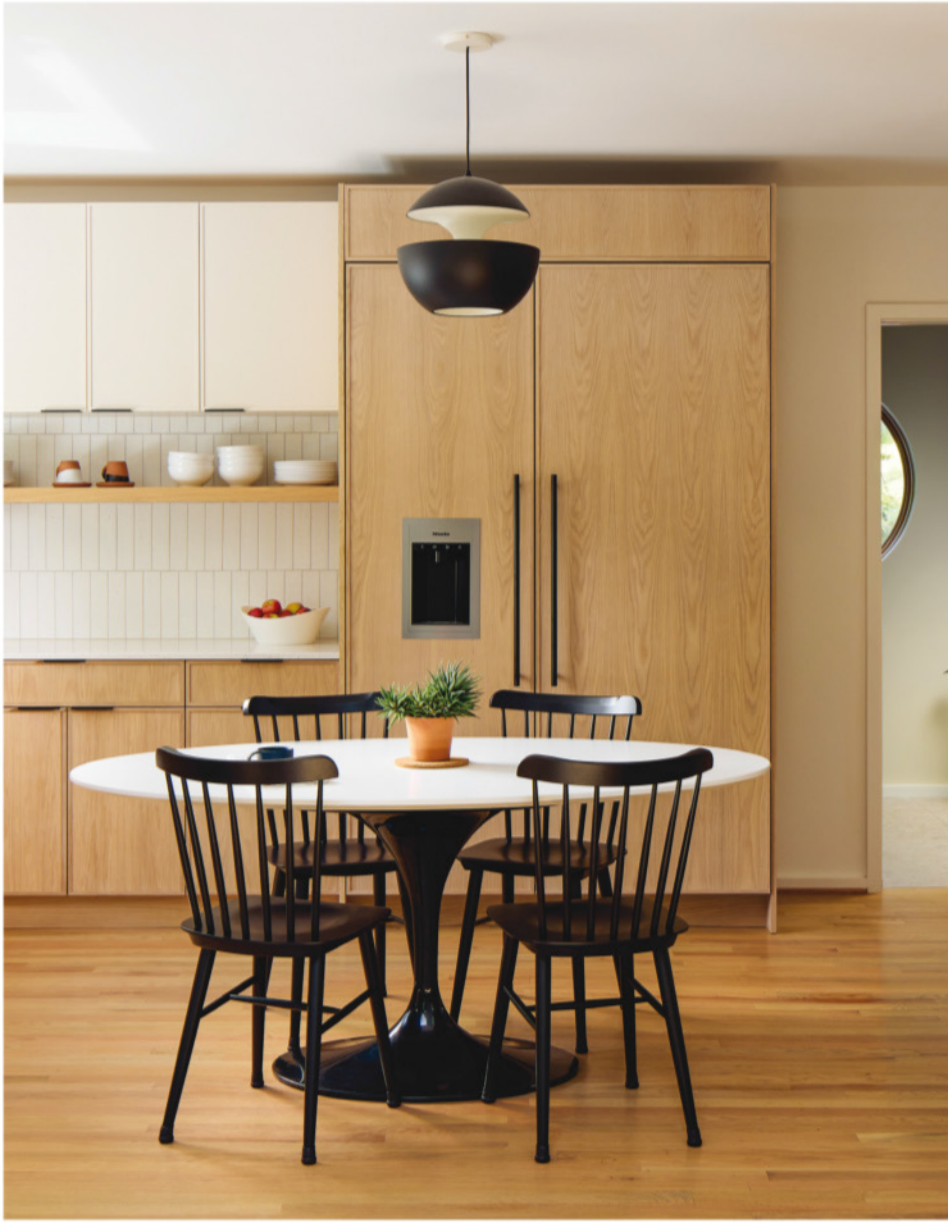


DESIGN PLANS, PRODUCTS

Sondra provided some examples of how she and her team achieved their design and functionality goals. “To be respectful of the mid-century architecture aesthetic and philosophy, we stuck to using clean geometric lines, especially within the basic form of the home; utilized natural materials and larger windows; and focused on the functionality of spaces, letting the natural elements become the ornament,” she explains.

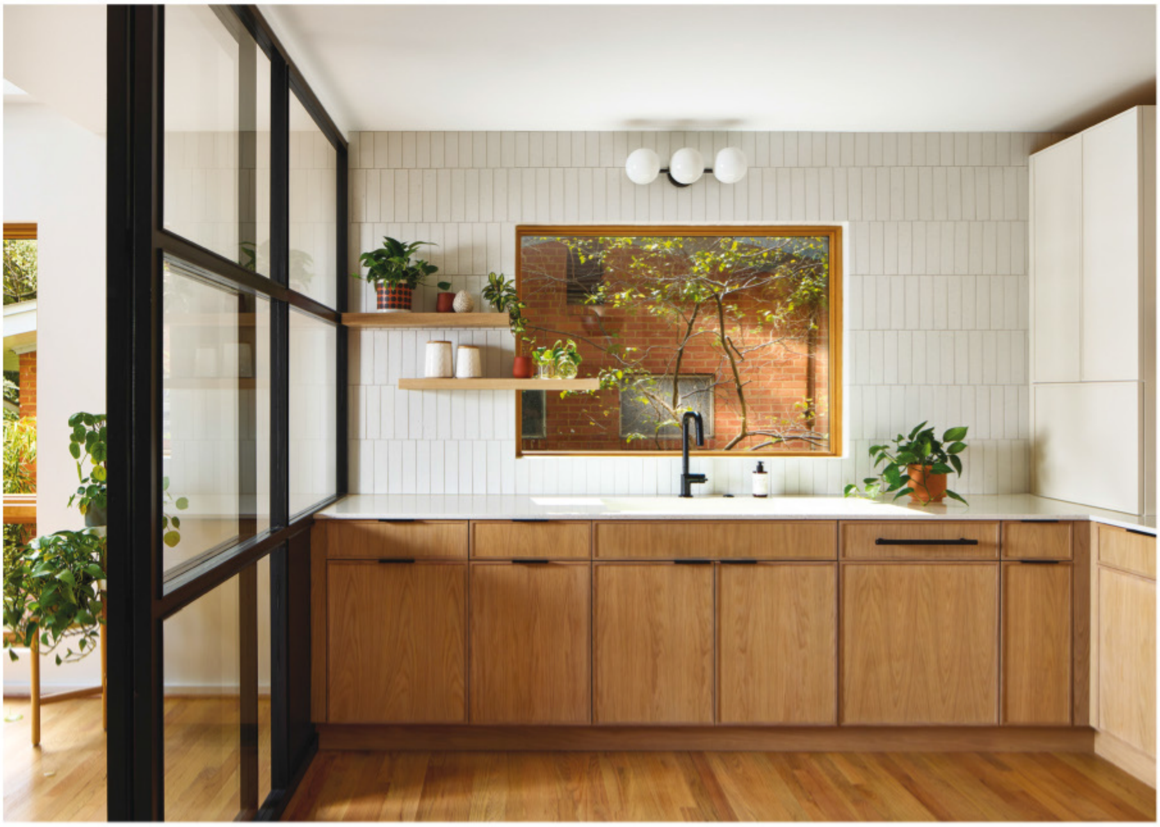
Another important consideration for the build team was finding creative ways to work the landscape views into the home’s redesign. “To be in harmony with the surrounding landscape as well as bringing the outdoors in, we paid a lot of attention to the views and axis of the user,” Sondra says. “For instance, before you even walk into the front door you can see all the way through to the gorgeous, wooded ravine in the rear yard since the front door is aligned with the rear façade windows. We tried to accomplish something like this in every major space.”





top right: The kitchen was designed in a “U” shape for optimum functionality. This angle shows the cooktop, double oven and glass wall in the corner that overlooks the living room.

right: The panelized refrigerator is a new design and a floating shelf was added below the upper cabinets with an integrated cabinet light. The oval Tulip table from Rove Concepts is another nod to MCM style.



Above: The left side of the kitchen sports a tile backsplash, a picture window on the wall above the sink that showcases a pretty view of the outdoors and floating shelves that intersect it. On the right-hand side is a garage cabinet for appliances that would typically sit on the countertops.

Below: The small area exudes style with an elegant cabinet as the focal point and a round window above it for an interesting contrast in shapes.

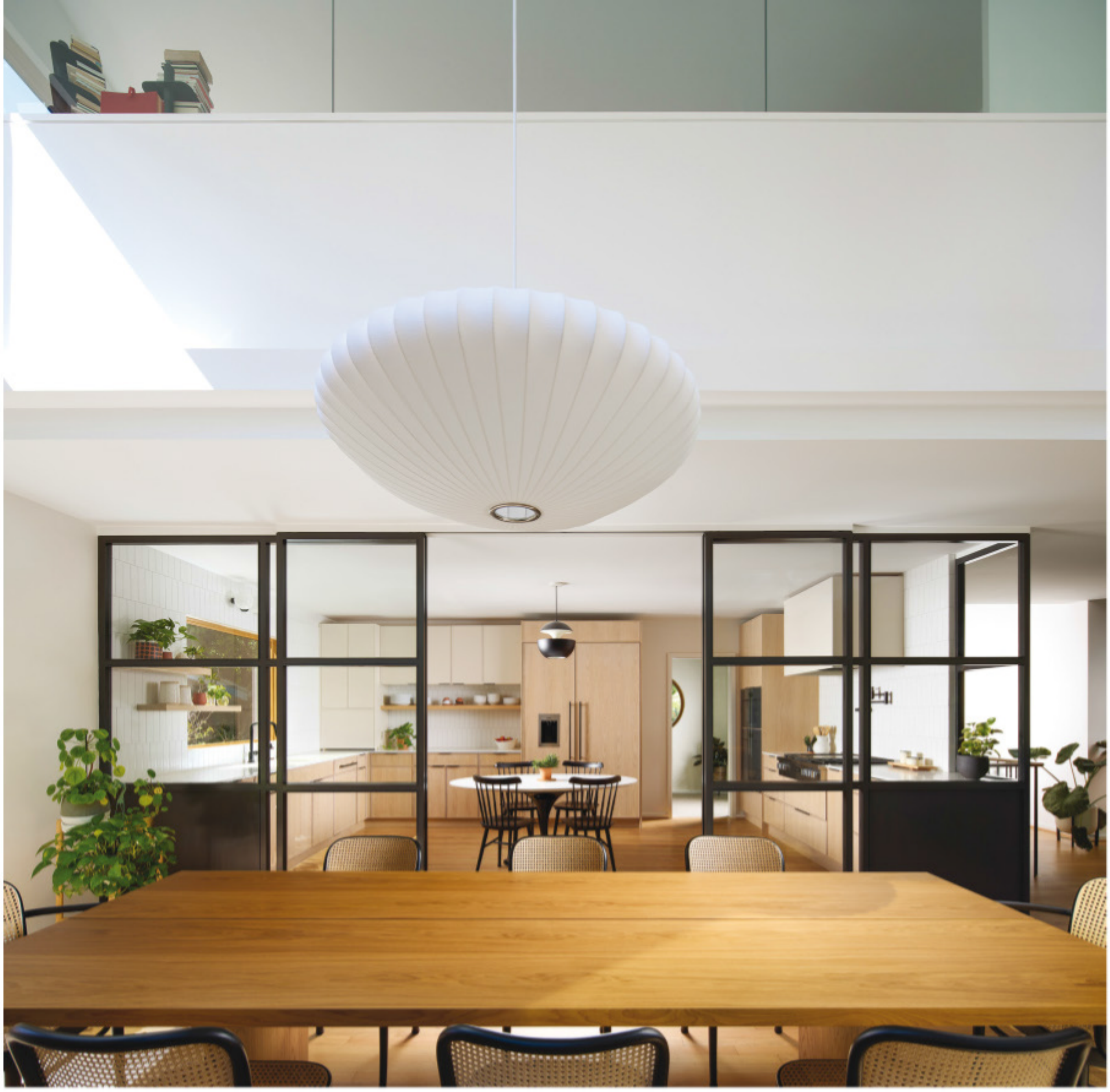
Among the key design elements that had the most impact on the look, feel and functionality of the spaces was making the interior and exterior features cohesive. “The materials and colors of the exterior are consistent on the interior, making the outside feel cohesive with the inside,” Sondra says. “Having large openings for windows to maximize natural light and views on the rear of the home lets the views naturally enhance the interior.”

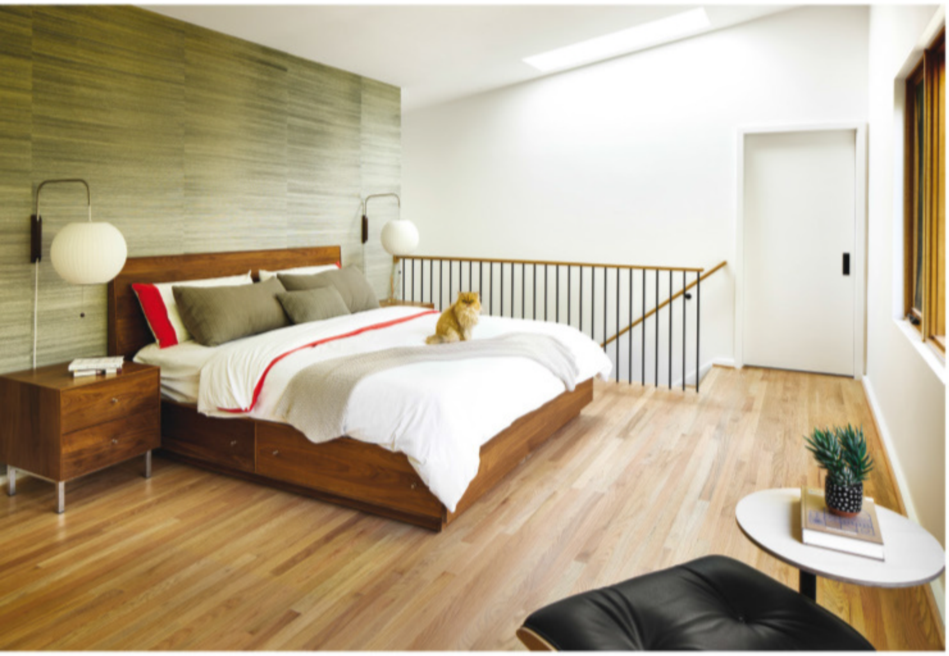
ROOM RENOVATIONS

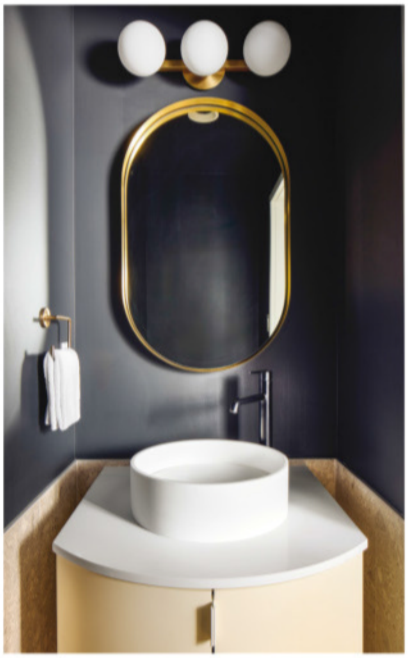
Sondra takes us on a tour of the renovations in each of the rooms involved in the project. “In the basement, we created a full guest suite for visiting family, a playroom and living room with a kitchenette for entertaining as well as a passthrough window to create an outdoor bar area for the walk-out basement. We also included a family entry/mudroom and laundry area in the basement.”

“On the first floor, we enclosed the carport and captured this space to make a larger kitchen and dining room area. We also created a storage family mudroom room area off the front door. We kept the floor plan as open as possible. We also added a powder bathroom near the entry of the home and maintained three bedrooms on this level with two ensuites.”

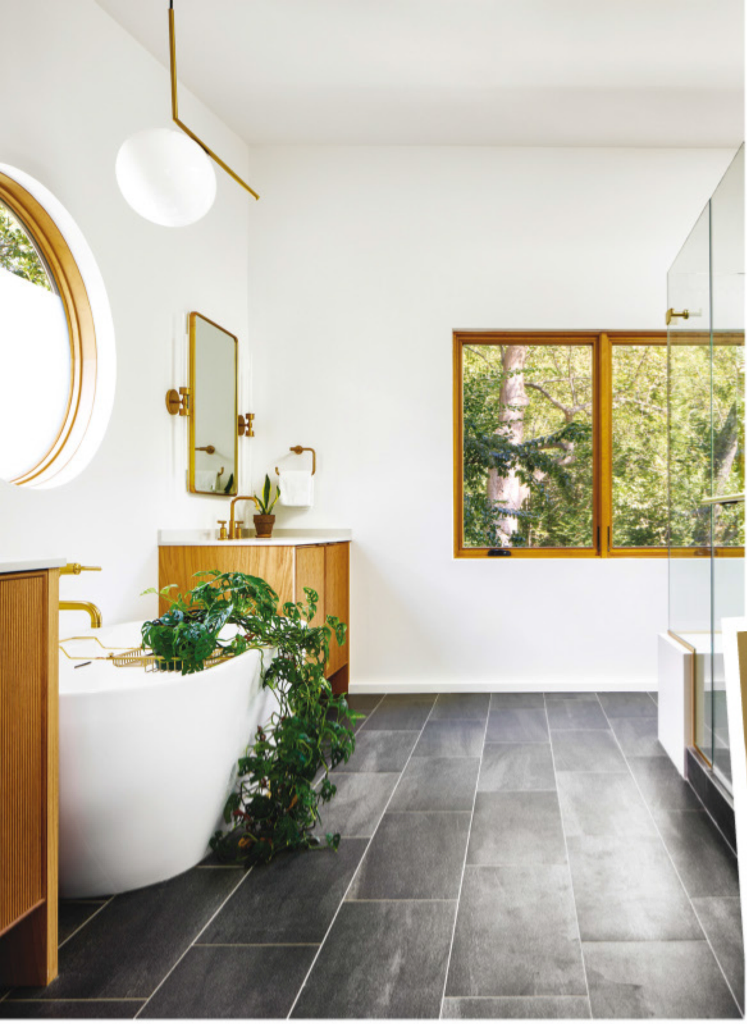
“On the new second level of the home, we created a sanctuary of a primary suite that includes a large primary bathroom with connection to a large functional closet and bedroom area. The main bedroom features high ceiling heights and skylights as well as large windows overlooking the rear yard.”







top, left: Double sliding glass doors made by Four Brothers Design + Build can close for privacy or be left open. The innovative design is an MCM take on sliding barn doors and pocket doors. **above, left:** The primary bedroom on the new second floor overlooks the wooded backyard. The room features skylights, wallpaper behind the bed's headboard and a door to the primary bath. **above, right:** This powder bath was painted dark gray and the vanity cabinet is custom made with a vessel sink (crafted from a circular-stone composite) that sits on top of the vanity. The wall tile is terrazzo-look porcelain tile.



Sondra believes this project is a lesson in the importance of historic-home preservation. “I think we’re in a time where it’s cheaper and easier to tear down older homes and rebuild large and assuming structures, and just throw out what’s already been established,” she says. “Unfortunately, as architects and builders a lot of times we are subject to this reality. It makes me grateful to have clients like Rebeca and Daniel who give us the opportunity to actually think about and celebrate design.” ⚛

SEE RESOURCES, PAGE 112

The primary bath overlooks the back wooded area. The tub was positioned between two vanity cabinets with a window above it. The wood stain on the window panels reminded Sondra of mid-century aesthetics. The large shower on the right is all glass with a skylight above it. The flooring is porcelain tile with a slate-like feel. Circular windows, influenced by Japanese style, add to the serenity of the space.

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COOKING UP COLOR

Need some inspiration to break away from the all-white approach to kitchen design? Check out these spaces to help convince you that nothing heats up style like a good dose of color.

By **Jickie Torres**

PERIOD PERFECTION

Wondering if going big with color would be appropriate for your post-war kitchen? Look no further than the past with this Jim Sherrill-designed home in Hickory, North Carolina. Homeowners Chad Baker and Tina Clement were lucky—and stoked—to find that the home still had its original kitchen from when it was built in 1963. “The vibrant colors, and perfectly aged wood in our kitchen is one of the greatest reasons we bought the house, Chad says. “It would be a sin to change the kitchen—we love it.”

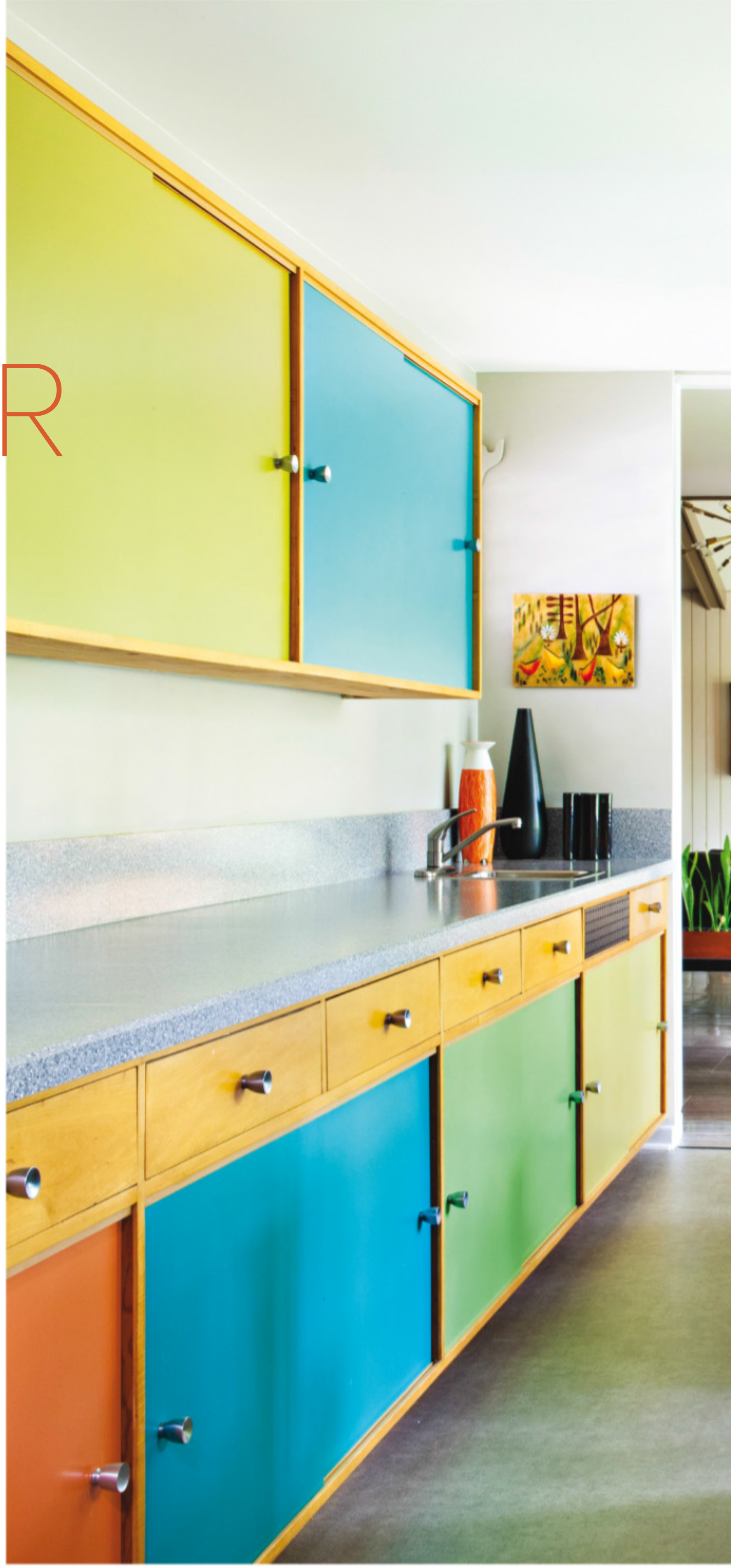

PHOTO BY BRET GUM

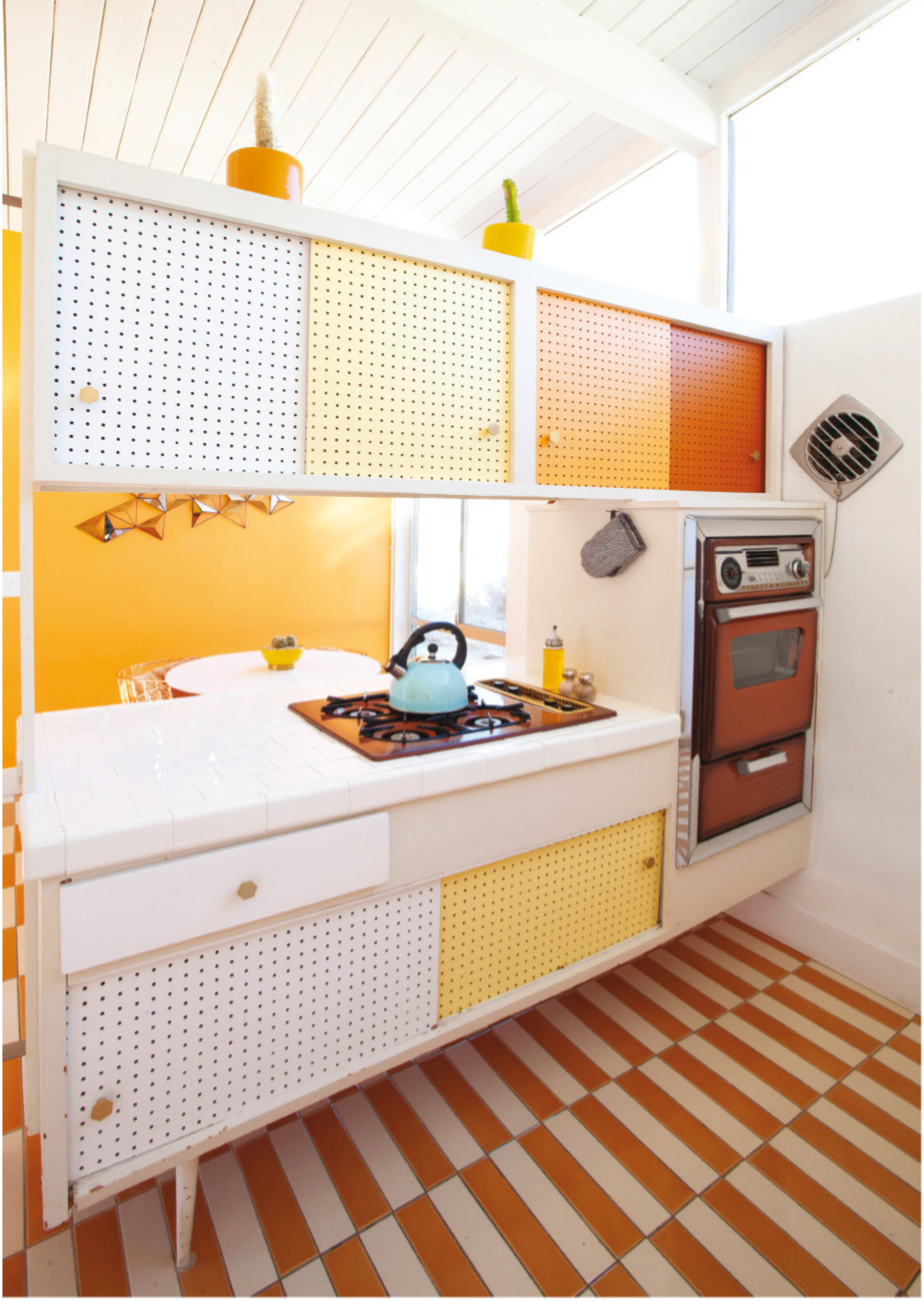

PHOTO BY CAROLINE GREYSHOCK

BRING THE SUNSHINE IN

At just 984 total square feet, this 1959 Krisel designed jewel box in the Windy Pointe neighborhood of Palm Springs proves that even small spaces can handle big doses of color. The kitchen is nearly all original with it's pegboard cabinets and atomic detailing. Homeowner Dani Dazey gave it her personal twist by installing vibrant new flooring and painting a few doors to match. "My favorite part of the whole house is the custom cabinetry," she says. "It's just so chic and stylish. From the hairpin legs to the unique shape, it's a special space. By painting the cabinets, redoing the floors and replacing the knobs and faucet, I think we real-ly gave it a fresh updated look while honoring the integrity of the design."

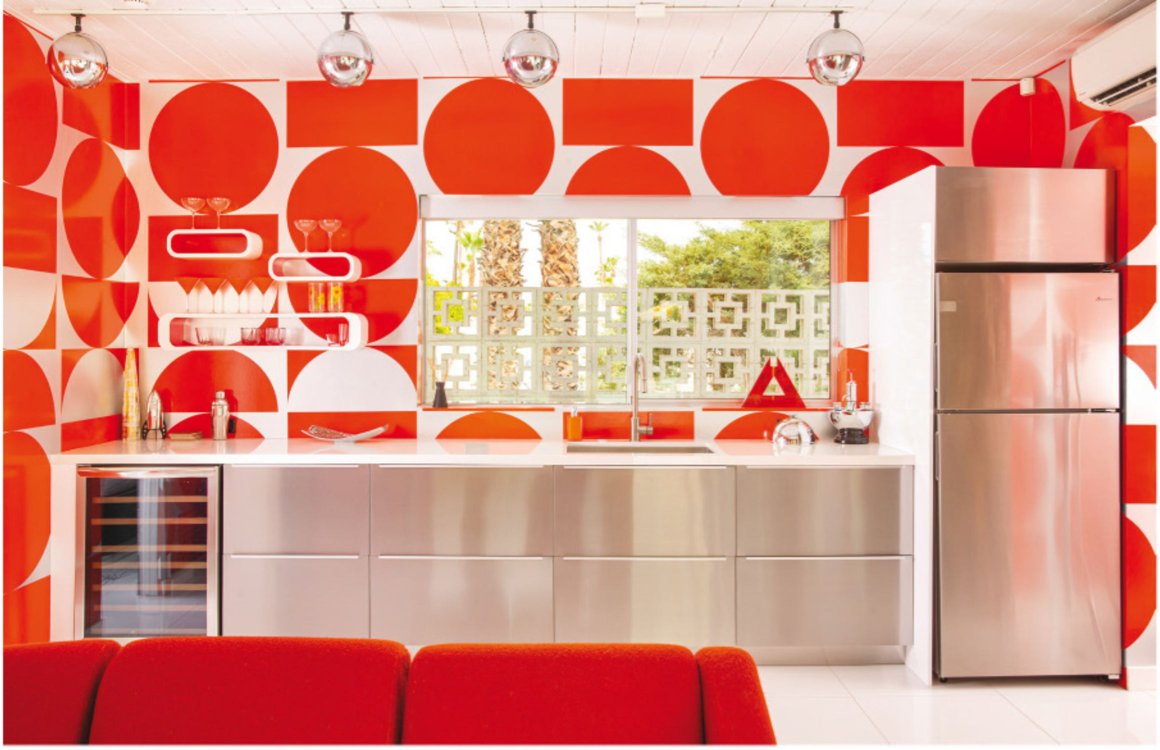

PHOTO BY BRET GUM

FORTUNE FAVORS THE BOLD

Does your kitchen need to attract all the right people? Friends Nathan Wilson and Matt Garbauskas purchased a property in Palm Springs that they knew they wanted to rent out to camera-loving desert tourists. So for their @theretropalmsprings abode, a Palmer & Krisel design built by the Alexander Construction Company in 1959, they went big and bold with red wallpaper in the casita kitchen. The space is not only functional, efficient and on par for retro vibes, it's a photo darling for visitors to snap a pic, share and rightfully earn their rental coveted status.

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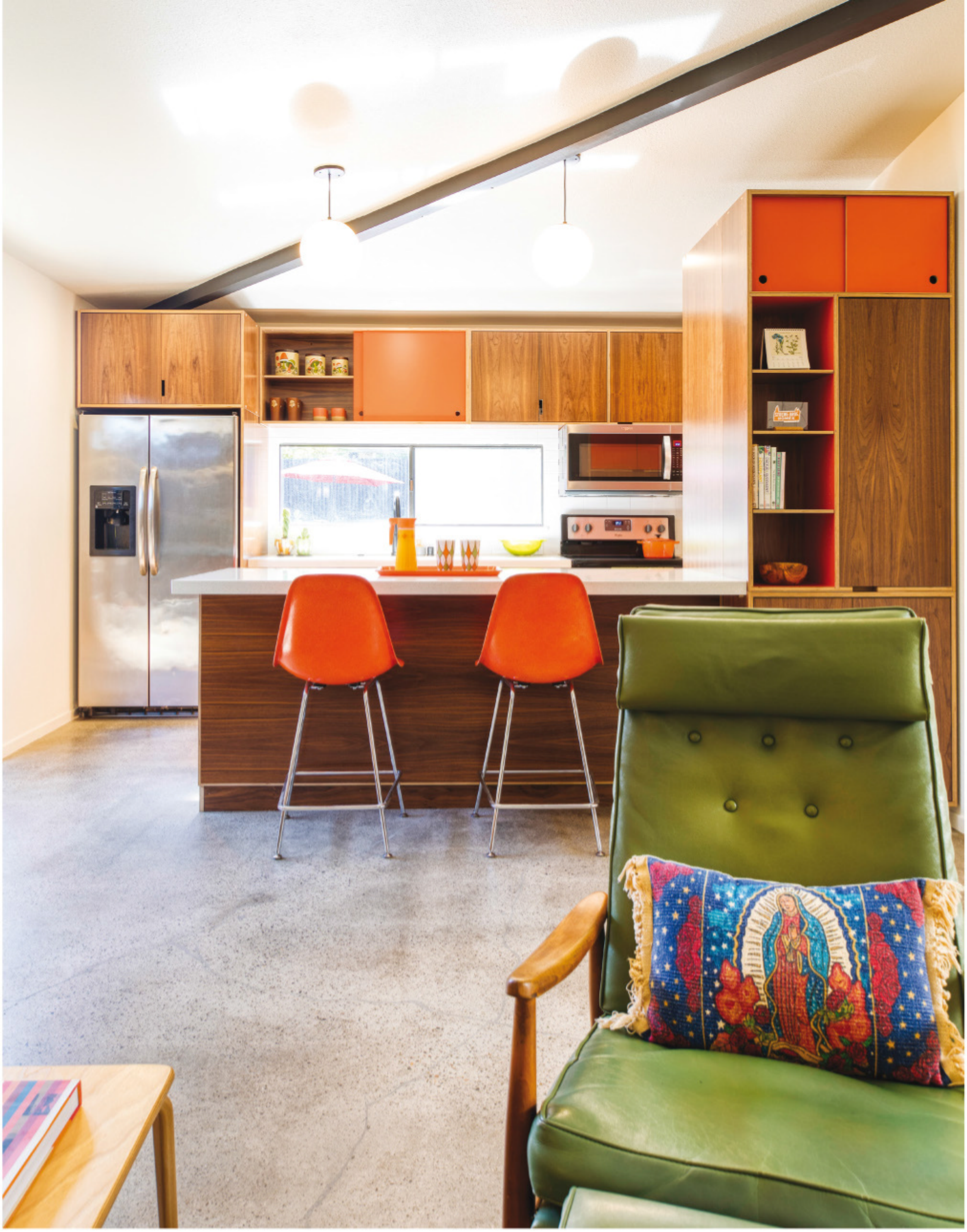
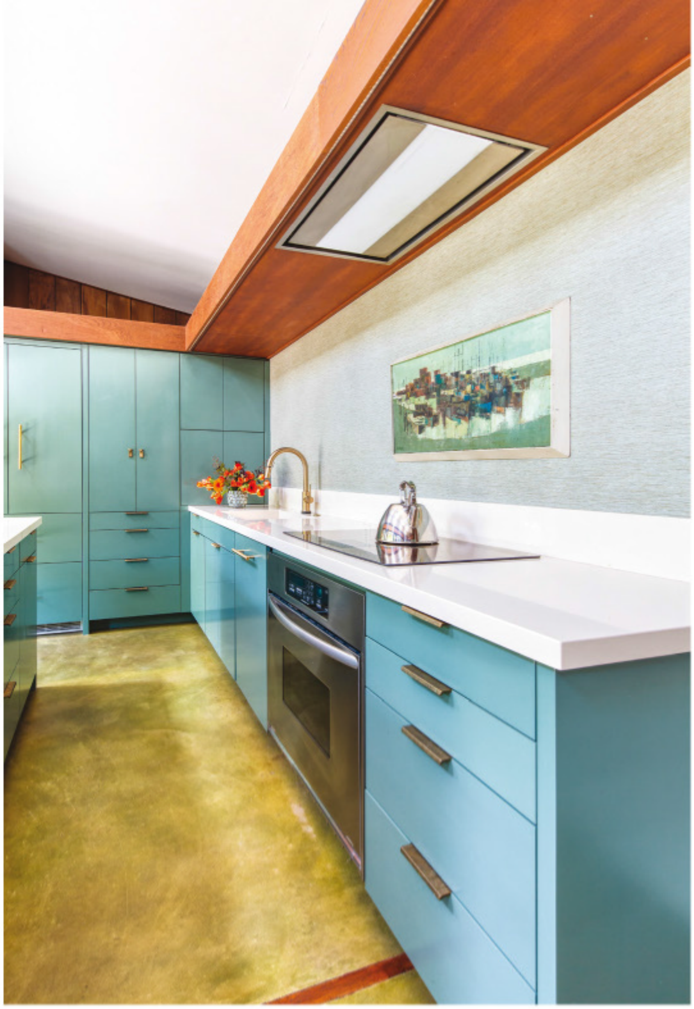


PHOTO BY DANIEL BLUE

THE PERFECT POP

Looking to create a space that captures the warmth and nostalgia of the era? You can't go wrong with wood tones and a touch of color. This home was built in 1976 by the Streng Brothers, Bill and Jim Streng with architect Carter Sparks at the design helm. Homeowners Tyler and Jessica remodeled the kitchen which had lost much of it's original style. They worked with Kerf Design, of Seattle, Washington to restore the kitchen's original charm, keep it's original footprint all while making sure it was up to 21st-century standards. They added new raised quartz countertops, appliances, cabinets and hardware. "We knew we wanted to work with Kerf … and we couldn't be happier with how [the kitchen] turned out," says Tyler.



[[PHOTO BY DANIEL BLUE]]

THE COMPLEMENTARY APPROACH

When Debra Szidon, of The Cass Clutch and Cocoon Home Design bought her home in Lafayette, California she had no idea it was designed by Fred Langhorst, an apprentice of Frank Lloyd Wright. Built in 1953, its original kitchen was long gone and replaced by a dark and remuddled space. So Debra took on the task of bringing back the organic modern design of the space and chose an Earthy green color with blue undertones for the cabinets in order to play off of the original redwood details that the home still bore.

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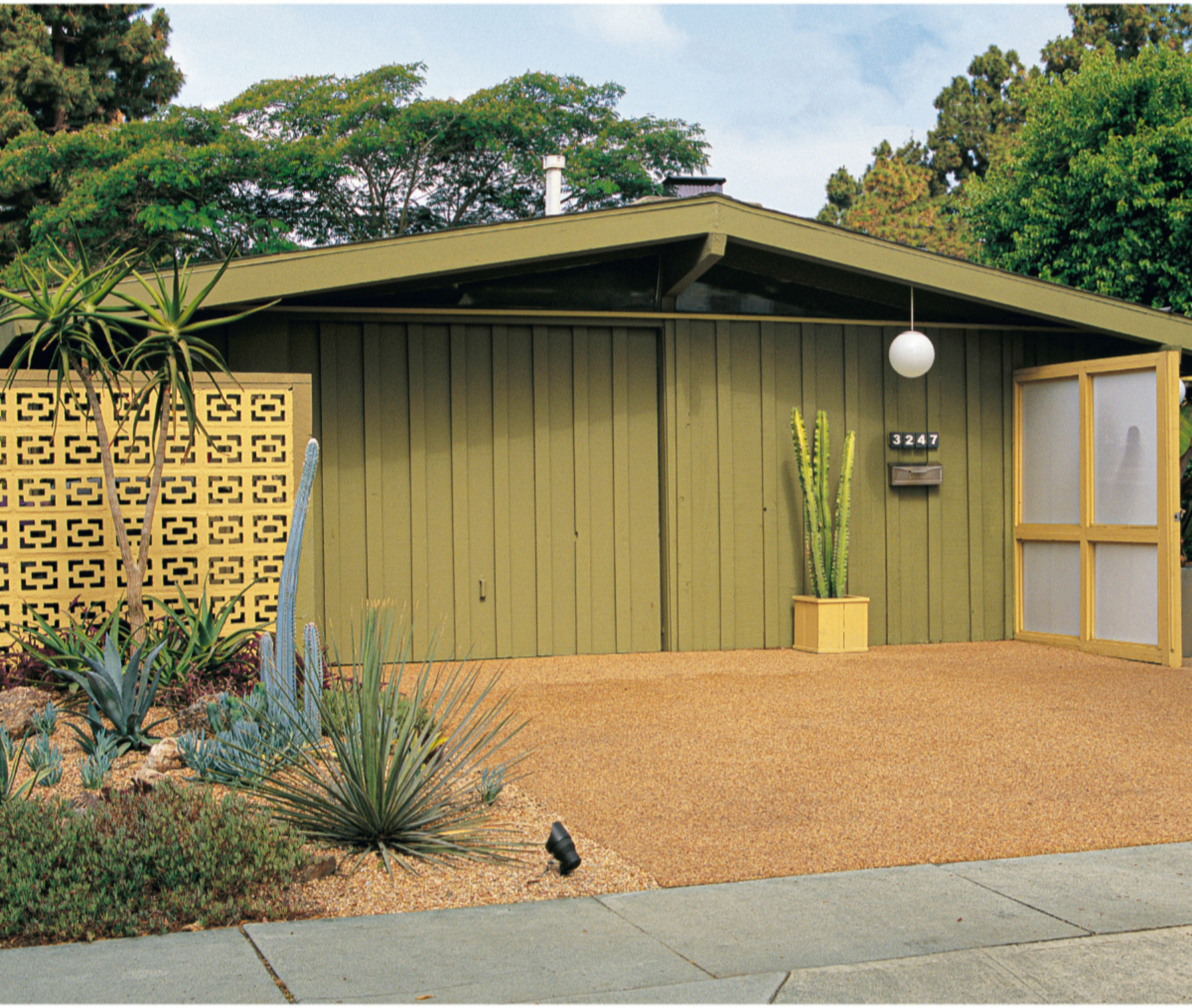
HOUSE PAINT COLOR GUIDE

Looking for the perfect shade for your mid century gem? Check out these tones and swatches to make the perfect match.

Written by **Jickie Torres**

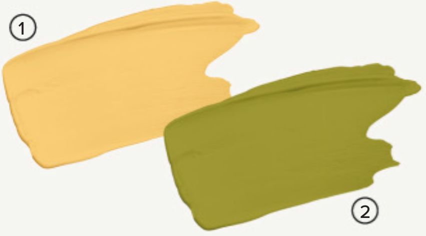
Going Green

Inspired by nature? This Cliff May home in Long Beach, California, masters the monochromatic look. Done in an elegant olive tone, it blends organic and modern style in the best way.



Your Perfect
Paint Palette

1. Sherwin Williams June Day (SW 6682)
2. Sherwin Williams Luau Green (SW 6712)



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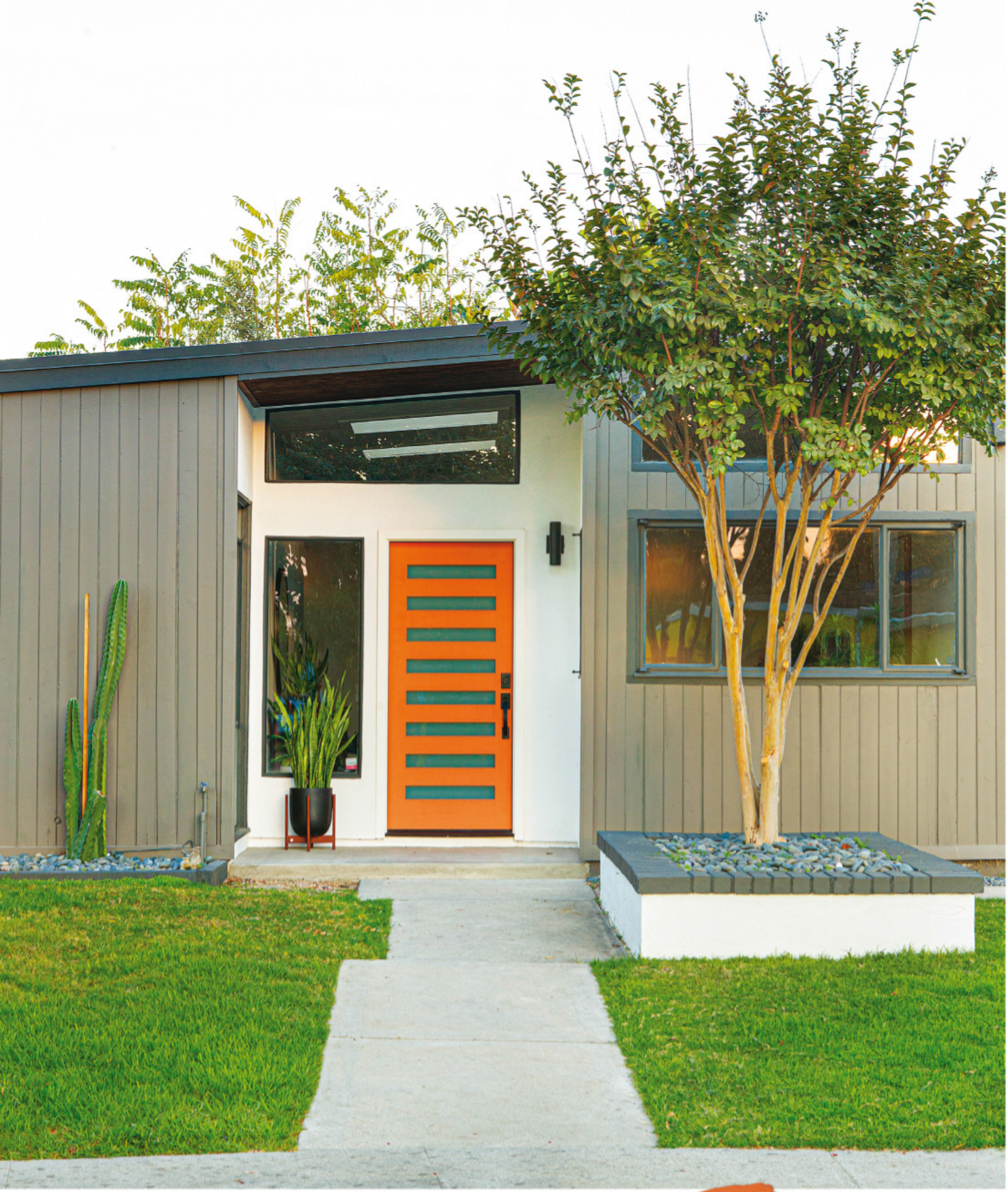


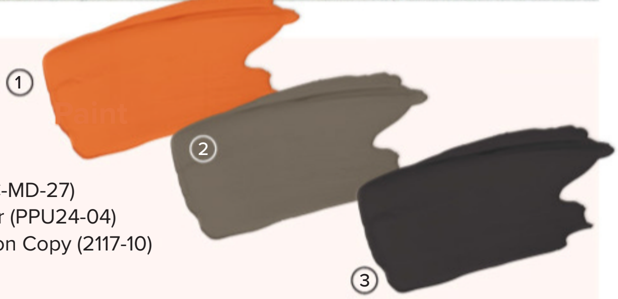
PHOTO BY BRET GUM

Easy Earth Tones

Looking for something classic? Frank Lloyd Wright would approve of the natural tone-on-tone palette on this A. Quincy Jones-designed home in Fullerton, California.

Your Perfect Palette

1. Behr Tart Orange (HDC-MD-27)
2. Behr Burnished Pewter (PPU24-04)
3. Benjamin Moore Carbon Copy (2117-10)



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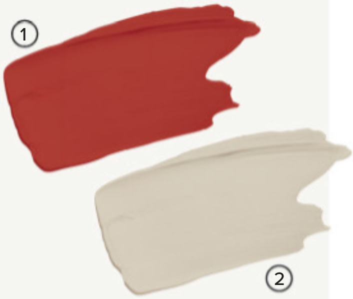
Red All About It

A rich, historic red pops perfectly against the greenery in this lovingly renovated Don Davies-designed home just outside Minneapolis. If you're looking for a façade with some bold but timeless beauty, this might be the perfect shade for you.

Your Perfect Paint Palette

1. PPG Paints Rum Punch (PPG1190-7)

2. PPG Paints Ostrich Feather (PPG14-32)



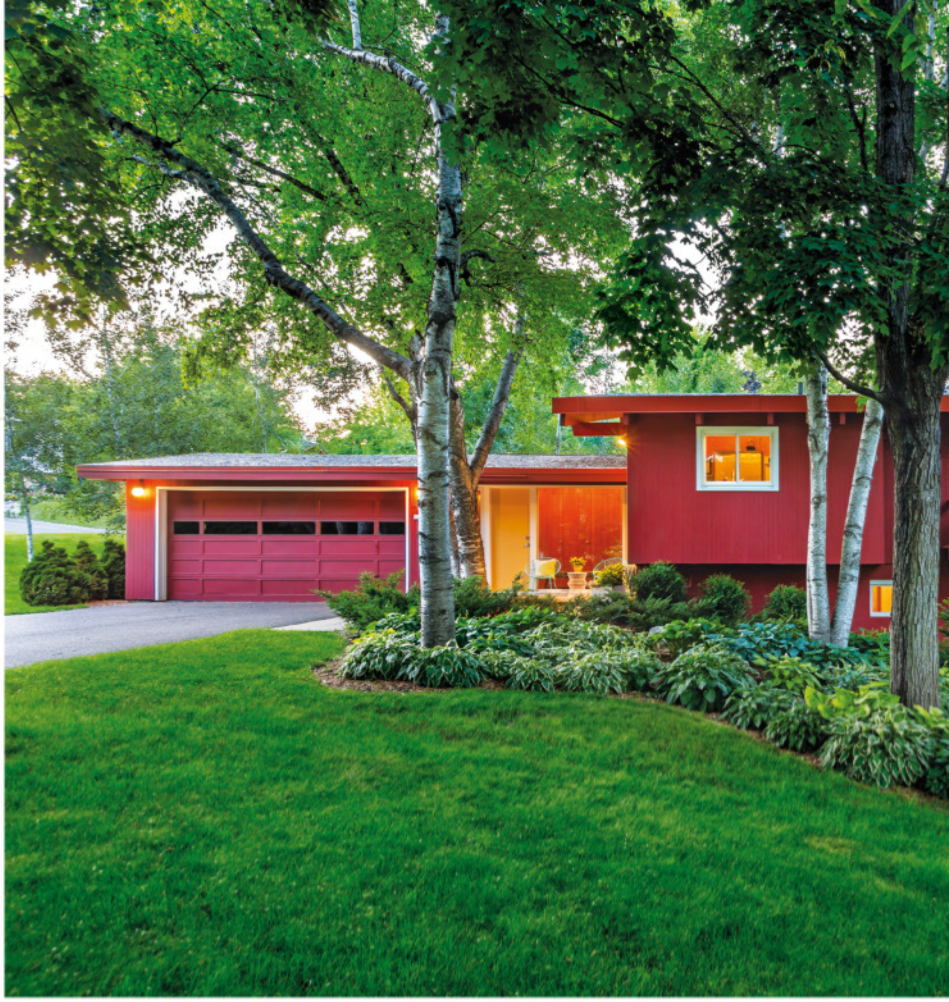


PHOTO BY ANDREA RUGG

PHOTO BY BRET GUM

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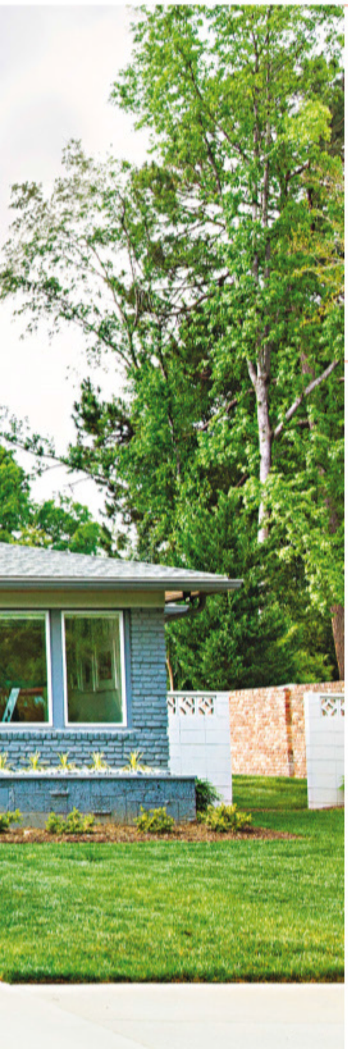
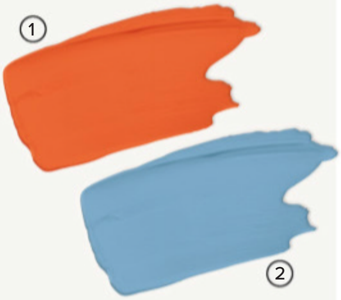


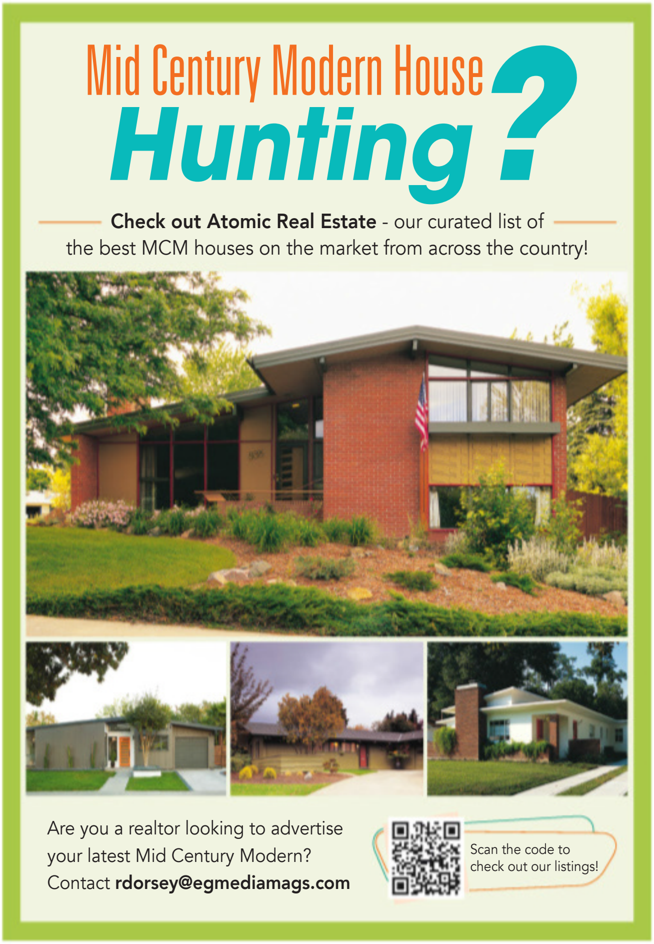
Feeling Blue

Few colors please the eye more than blue. The subdued shade on this 1960 rambler in Charlotte, North Carolina, is the perfect calming color that still has a touch of retro pep. And paired with a bright orange door? Well, color us delighted.

Your Perfect Paint Palette

1. Dunn Edwards Orange Burst (DEA113 RL#202)
2. Dunn Edwards Wandering River (DE5850 RL#321)





Mid Century Modern House Hunting?

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1. Unexpected Modern in Apple Valley
This High Desert town houses some MCM gems. Two of the most prominent buildings are the modern style Apple Valley hill houses. Credit: Dana Mauer

2. Renovate or Relocate?: A Boise MCM Home
A real estate agent puts down roots in a Boise MCM home while keeping an eye on the ever-changing real estate market. Credit: Cy Gilbert

3. A Collector's Space Age Office
Martin McGee credits his love of Space Age design to the way its pieces feel very contemporary, yet still future-forward. Check out his Space Age inspired office in Buffalo. Credit: Peter Heuer

4. MCM Exterior Paint Colors
Mid Century Modern architecture is made for curb appeal, and MCM exterior paint colors can take it to the next level. But where do you start? Find out more with help from Sherwin-Williams. Credit: Rueben Vargas

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/ RESOURCES /

BLUE MOON

Page 28

Paneled dishwasher: Bosch, bosch-home.com/us

Paneled freestanding refrigerator: Fisher-Paykel, fisherpaykel.com/us

Countertops: Ceasarstone in Ocean Foam, caesarstoneus.com

Glossy white backsplash tiles: WOW 5x5 in Moon and Flat, wowdesigneu.com

Flooring: Forbo Marmoleum in Limoncello, forbo.com

Cabinet hardware: Barker pulls and Dish knobs, in polished chrome – through Rejuvenation

Custom stained beech and painted cabinetry: TrueGrain Cabinetry, tgcabinets.com

FOREST REFUGE

Page 48

Contractor: Purch and Holding, purchandholding.com.

Structural engineer: Grummel Engineering, (503) 244-7014 or grummelengineering.com.

Casework: Big Branch Woodworking, (503) 453-4271 or bigbranchwoodworking.com.

HONORING THE PAST, DESIGNING FOR THE FUTURE

Page 34

Project team- PKA Architecture: Lars Peterssen, Gabriel Keller, Craig Martin, Tommy Everson, Jason Briles, Matt Saatkamp

General contractor: Marsden Building & Remodeling, marsdenbr.com.

Structural Engineer: Bunker & Associates, bunkersandassociates.com.

Interior design: Jay Nuhring, jaynuhring.com.

Lanscape Architecture: Ground One Enterprises, groundonemn.com.

Cabinetry: Mark Hurley Custom Cabinets, hurleyscustomcabinets.com.

Window wall: Unilux, myunilux.com.

Basalt: Orijin Stone, orijinstone.com.

A STAR REBORN

Page 76

For more on Stacy, visit nookdesigncollective.com.

Architectural design: Stacy Kosis of Nook Design Collective.

Cabinetry: Canyon Creek Cabinet Company, canyoncreek.com.

Dining room chairs: Vintage, Eames shell chairs.

Dining room indoor/outdoor glass: NanaWall, nanawall.com.

Dining room lighting: Vintage.

Dining room table: Article, article.com.

Floors: Walnut engineered hardwood.

Guest bathroom art: Etsy, etsy.com.

Kitchen barstools: West Elm, westelm.com.

Living room credenza: Scandinavian Designs, scandinaviandesigns.com.

Living room easy chairs: Vintage George Nelson coconut chairs.

Living room sofa: Joybird, joybird.com.

Paint: Black wall paneling dining room: Iron Ore. White throughout house: Pure White. Sherwin Williams, sherwin-williams.com.

Primary bathroom flooring and black and white tile, guest bathroom tile: Daltile, Daltile.com.

Primary bathroom lighting: Schoolhouse Electric Co., schoolhouse.com.

Primary bathroom white tile: Emser Tile, emser.com.

GOOD BONES, GOOD VIBES

Page 62

Design: Tom Eich/ModernistLogic (owner), modernistlogic.com.

Structural Engineering: Jeff Gutowsky/WT Group, wtgroup.com.

Architect for permit plans: GLS Architecture Group, (760) 340-3528.

General Contractor: Chris Neil/PSI General Contractors, psi-gc.com.

Kitchen/bath cabinets: Burl & Flitch Inc., burlandflitchwoodworks.com

Stone Fabricator/Installer: E-Precision Stone and Tile

Landscape Design: Julie DeLeon/Groundwork Design, groundwork-design.com.

Landscape Installation: Westside View Landscaping, westsideviewlandscape.com.

Pool and Spa Contractor: Norlan's Pool & Spa, norlanspoolservices.com.

Patio umbrellas: Santa Barbara Designs, santabarbaradesigns.com.

Patio furniture: Knoll – Richard Schultz, Harry Bertoia, visit knoll.com; Zanotta – Castiglioni stool, visit zanotta.com.

Entry and hallway wall sconces: "Foglio," Tobia Scarpa, FLOS, flos.com.

Living Room credenza: Florence Knoll Credenza, custom depth, from Knoll's NYC showroom, knoll.com/locations/new-york-city-showroom

Sofa: Nest Sofa, Piero Lissoni designer, Cassina, cassina.com.

Coffee table: D'Urso round table, Emperador marble top, custom 24" height, Knoll, knoll.com.

Fireplace surround: Glass mosaic 2cm tiles, original to the house, Italy 1962

Hanging lamp: Murano Glass hanging lamp, original to the house, Italy 1962

Ceramic monolith: Stanley Bitters, stanbitters.com.

Hanging lamp: "Perentesi," Achille Castiglione & Pio Manzu, FLOS, flos.com.

Tibetan wool rug in living room and primary bedroom: Odegard Carpets, odegardcarpets.com.

Dining table: 60" round marble top pedestal base, Eero Saarinen, Knoll, knoll.com.

Drop leaf walnut dining table: George Nelson, Herman Miller, hermanmiller.com.

Pendant lamp and tea trolley: Aalto A330S "Golden Bell", brass; Alvar Aalto tea trolley 901, black linoleum shelves, Artek, artek.fi/en/

Refrigerator, convection/microwave oven, dishwasher: Miele, mieleusa.com.

36" Induction range: Wolf, subzero-wolf.com.

Cabinets: Owner designed, walnut veneer, made by Burl & Flitch, burlandflitchwoodworks.com.

Wall mounted shelves and table: Dieter Rams 606 shelving, Vitsoe, vitsoe.com.

Barber Osgerby Piton, custom height, Knoll, knoll.com.

Office sofa: D'Urso sofa in chartreuse Cato hopsack, Knoll, knoll.com.

Low shelf and drawer unit in office: B&B Italia, 1990s

Wallpaper in office: Lines Gray Blue, Wallpaper from the 70s, wallpaperfromthe70s.com.

Guest room Wall mounted fabric panels, walnut nightstands and bench: Vänt, vantpanels.com.

Primary bedroom caned headboard with built-in teak tables: David Gresham Design, 2 of 2, PP Mobler, Denmark 2014

Vintage teak dresser: Nils Jonsson made by HJN Mobler, from Hedge

Bath faucets and towel bars: Dornbracht, dornbracht.com/en-us.

Sinks and Starck bathing tub: Duravit, duravit.us.

Vanities: Owner designed, walnut veneer, made by Burl & Flitch, burlandflitchwoodworks.com.

Toilets and washlet: Toto, toto.com.

Washer and dryer: LG washtower, lg.com.

Draperies: Interior Motives, shopinteriormotives.com.

Solar shades: Desert Window Treatments, desertwindowtreatments.com.

GROWING UP

Page 90

To see more projects from Four Brothers Design + Build, follow their Instagram page @fourbrothersdc or visit their website, fourbrothersdc.com.

Exterior siding paint: Benjamin Moore AF-685 Thunder; base brick paint: Benjamin Moore 2134-30 Iron Mountain; benjaminmoore.com.

Trim paint: Sherwin-Williams Iron Ore-7069, sherwin-williams.com.

Wood siding: natural cedar

Windows: Sierra Pacific H3 Series, sierrapacificwindows.com.

Mudroom storage coat rack: Folk Ladder coat rack, Design Within Reach, dwr.com.

Mudroom wallpaper: Onna Sisal aqua wallpapers, Schumacher, schumacher.com.

Backsplash tile: Urban Cottage white glossy brick wall tile, 2.5 x 9.5, Architessa, architessa.com.

Kitchen countertop: 6600 Nougat, Caesarstone US, caesarstoneus.com.

Kitchen cabinets: Cabico Elmwood flat-cut white oak for base cabinets and tall appliances. Upper cabinets, kitchen hood finish painted in Macadamia, Elmwood Cabinets, elmwoodcabinets.com.

Appliances: Double oven, cooktop, hood insert, panelized fridge: Miele, mieleusa.com.

Kitchen pendant: Here Comes the Sun pendant, Design Within Reach, dwr.com.

Pot filler above cooktop: Contemporary retractable wall-mount pot-filler faucet, Signature Hardware, signaturehardware.com.

Family dining table: Tulip Table Oval - lacquer, reproduction, Rove Concepts, roveconcepts.com.

Kitchen sconce above sink: Allenglade triple sconce, Rejuvenation, rejuvenation.com.

Kitchen faucet: Odin 1.8 GPM single-hole pull-down kitchen faucet with square spout less handle, Brizo, brizo.com.

Dining room pendants: Nelson lights, Herman Miller, hermanmiller.com.

Glass wall, double sliding doors: custom built by Four Brothers LLC, fourbrothersdc.com.

Primary bedroom wallpaper: Onna Sisal aqua wallpapers, Schumacher, schumacher.com.

Powder bathroom upper wall color: Cheating Heart 1617, Benjamin Moore, benjaminmoore.com.

Powder bathroom lower wall tile: Rizo Gray 24 x 24 terrazzo-look matte porcelain tile, TileBar, TileBar.com.

Powder bathroom faucet: Delta Trinsic 1.2 GPM single-hole vessel bathroom faucet metal pop-up drain, assembly not included, build.com.

Vessel sink: Vigo VG04016 Anvil 16"L x 16"W x 5"H Circular Stone Composite vessel bathroom sink, build.com.

Powder bath mirror: Rejuvenation deep frame pill mirror, Rejuvenation, rejuvenation.com.

Powder bath sconce: Shades of Light modern milky globe vanity light – 3 Light, Shades of Light, shadesoflight.com.

Base vanity cabinet: Cabico Elmwood, Elmwood Cabinets, elmwoodcabinets.com.

Primary bathroom floor tile: Entrada black honed field tile 12 x 24, Architessa, architessa.com.

Primary bathtub: Hibiscus oval acrylic freestanding tub 59", Signature Hardware, signaturehardware.com.

Primary bath medicine cabinets: Vintage rounded rectangular recessed medicine cabinet 21 x 34, Pottery Barn, potterybarn.com.

Priamry bath vanity sconces: Linger wall/bath sconce 700BCLNG2, Visual Comfort, visualcomfort.com.

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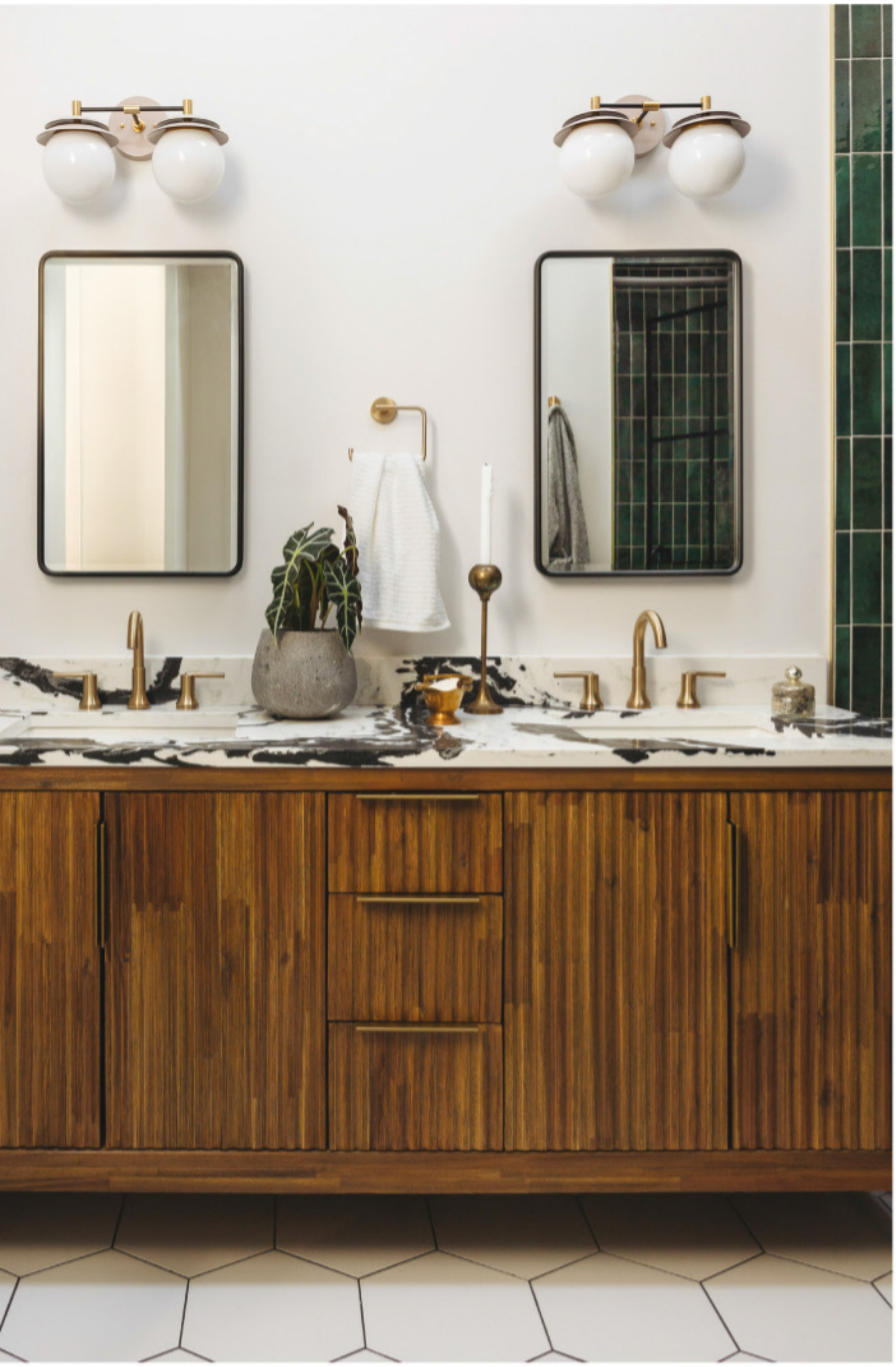
A METHOD TO THE MIX

How to combine colors, patterns and finishes for a chic and cohesive look.

By **Jickie Torres** I Photography by **Sarah Crowley**



CHOOSING MATERIALS FOR your room projects can feel like putting your style taste under the magnifying glass. Especially in a small space like a bathroom, your decisions can feel extra intensified. But as Laura Tribbet of Outline Interiors proves with this gem of a space in Chicago's Lincoln Park neighborhood, with the right mix and the right guiding principles, you can create a space that is elegant, elevated and full of dynamic style.

"We had worked with the client before on other areas of their home and knew they were not afraid of color or bold patterns," Laura says. "With that in mind, we leaned into some rich jewel-tone zellige tile for the shower and tub areas. Following that, a bold black-and-white countertop was introduced to the scheme, and most other elements were kept pretty subtle."

This balance is key to managing a mix that feels artful rather than overwhelming. "I think about the materials and fixtures in a room like a cast of characters. Some of the pieces need to be 'supporting players'. If everything is trying to be the 'star' of the show, then nothing ends up standing out," she says.

Her best advice for how to mix materials and patterns without overdoing it in a small space? "Choose 1 or 2 key elements you want to focus on. Maybe it's a great wall or tile color... Maybe it's a bold stone...but decide on your statement moment(s) and then build your scheme from there!"

FOR MORE ON LAURA'S WORK VISIT **OUTLINEINTERIORS.COM.**

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